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HOUSING ELEMENT

CITY OF SANTA ANA
GENERAL PLAN

1989

This document incorporates the amendment
addressing the Preservation of Assisted
Housing as adopted March 15, 1993 (Resolution No. 93-025).



CITY OF SANTA ANA HOUSING ELEMENT

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John Acosta, Mayor Pro Tem
Dan Grisct
Richard Norton

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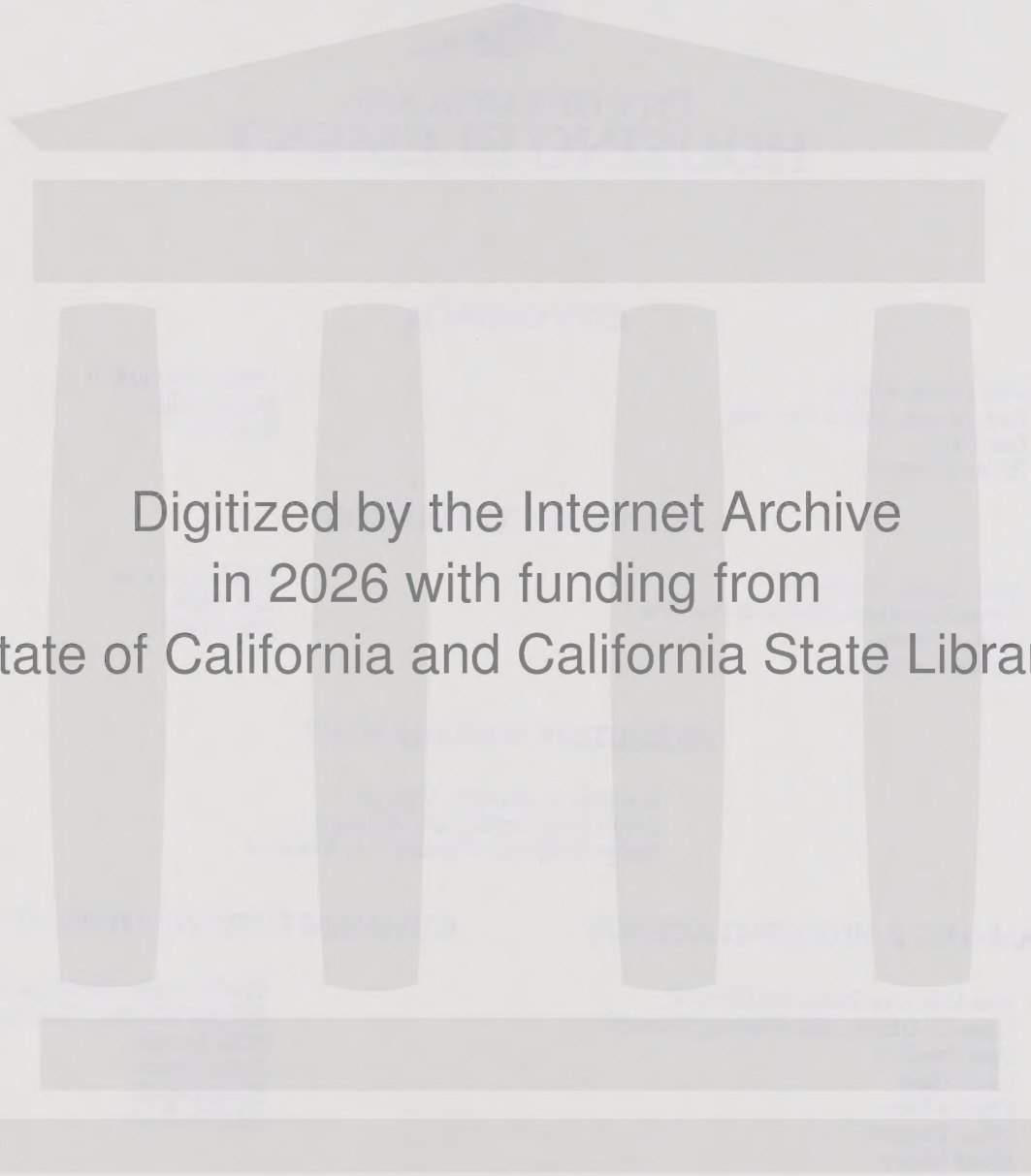
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RESOLUTION NO. 89-057

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SANTA ANA ADOPTING A REVISED
HOUSING ELEMENT OF THE GENERAL PLAN OF
THE CITY OF SANTA ANA (GPA 89-6).

WHEREAS, the Planning Commission of the City of Santa Ana, after duly noticed public hearing, approved a revised Housing Element of the General Plan of the City of Santa Ana, numbered for reference purposes "GPA 89-6;" and

WHEREAS, this Council has reviewed and considered the initial environmental study and negative declaration prepared for such proposed revision of the Housing Element; and

WHEREAS, this Council, after duly noticed public hearing, concurs in the Planning Commission's approval of said revised Housing Element;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

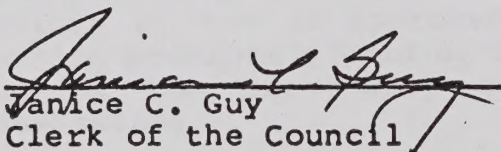
1. The adoption of said revised Housing Element will not have a significant effect on the environment, and the negative declaration prepared for said revised Housing Element is hereby approved.

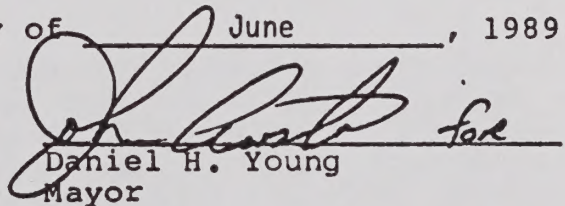
2. The revised Housing Element (GPA 89-6), in the form submitted to this Council this date, is hereby approved and adopted.

3. The Clerk of the Council is directed to certify the adoption of the revised Housing Element (GPA 89-6) on the face thereof and retain said certified document in her records together with this resolution.

ADOPTED this 19th day of June, 1989.

ATTEST:

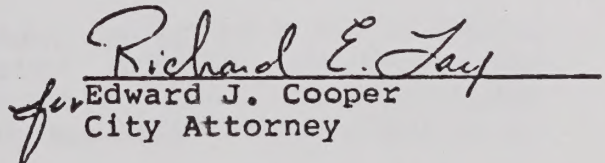

Janice C. Guy
Clerk of the Council


Daniel H. Young
Mayor

COUNCILMEMBERS:

Young	<u>Absent</u>
Acosta	<u>Aye</u>
Griset	<u>Aye</u>
May	<u>Aye</u>
McGuigan	<u>Aye</u>
Norton	<u>Aye</u>
Pulido	<u>Aye</u>

APPROVED AS TO FORM:


Edward J. Cooper
City Attorney

RECEIVED
MAR 22 1993

RESOLUTION NO. 93- 025

SANTA ANA PLANNING DEPT.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA ANA AMENDING RESOLUTION NO. 92-063 TO MAKE MINOR REVISIONS IN THE ANALYSIS OF ASSISTED HOUSING DEVELOPMENTS WHICH WAS ADDED TO THE HOUSING ELEMENT OF THE GENERAL PLAN BY SAID RESOLUTION

WHEREAS, on June 15, 1992, this Council adopted its Resolution No. 92-063, amending the Housing Element of the General Plan to add an analysis of assisted housing developments, in accordance with 1989 Statutes, Chapter 1451; and

WHEREAS, prior to the adoption of said Resolution No. 92-063, the Planning Commission and the City Council held duly noticed public hearings on the said General Plan amendment in accordance with the requirements of Chapter 27 of the Santa Ana Municipal Code; and

WHEREAS, subsequent to the adoption of Resolution No. 92-063, the Housing and Community Development Department of the State of California (HCD) sent comments and recommended modifications to the analysis of assisted housing developments to the City; and

WHEREAS, this Council now desires to incorporate the recommendations of HCD into the analysis of assisted housing developments; and

WHEREAS, the modifications to the analysis of assisted housing developments recommended by HCD are of a minor and technical nature and do not require additional public hearings or additional review by the Planning Commission; and

WHEREAS, a revised analysis of assisted housing developments, incorporating the recommendations of HCD, is attached hereto as Exhibit A, and is approved by this Council based on the public hearing previously held by the Planning Commission and this Council and on the previously given recommendation of the Planning Commission;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SANTA ANA AS FOLLOWS:

1. That section 2 of Resolution No. 92-063 is hereby amended to read as follows:

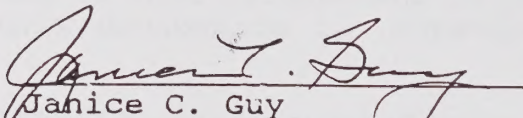
2. That certain document entitled "City of Santa Ana, Preservation of Assisted Housing: Analysis and Programs, Draft Housing Element," in the form attached hereto as Exhibit A, is hereby approved and adopted as an

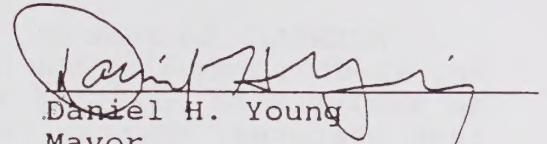
addition to the Housing Element of the General Plan, and the Clerk of the Council is authorized and directed to attest to the same on the document.

2. That Resolution No. 92-063 is further amended by adding thereto an Exhibit A, in the form of Exhibit A, attached hereto and incorporated herein.

ADOPTED this 15th day of MARCH, 1993.

ATTEST:


Janice C. Guy
Clerk of the Council


Daniel H. Young
Mayor

COUNCILMEMBERS:

Young	<u>Aye</u>
Pulido	<u>Aye</u>
Lutz	<u>Aye</u>
Mills	<u>Aye</u>
Moreno	<u>Aye</u>
Norton	<u>Aye</u>
Richardson	<u>Aye</u>

APPROVED AS TO FORM:

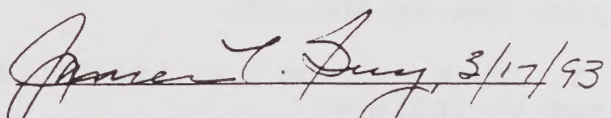

Edward J. Cooper
City Attorney

CERTIFICATE OF ORIGINALITY

State of California

County of Orange

I, JANICE C. GUY, Clerk of the Council, do hereby certify the attached Resolution 93-025 to be the original resolution adopted by the City Council of the City of Santa Ana on 3/15/93.


Clerk of the Council, Date
City of Santa Ana

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Housing Policy Development

Division

1800 Third Street, Room 430

P.O. Box 952053

Sacramento, CA 94252-2053

(916) 323-3176



October 24, 1989

Mr. David N. Ream
City Manager
City of Santa Ana
P.O. Box 1988
Santa Ana, CA 92702

Dear Mr. Ream:

RE: Review of City of Santa Ana's Draft Housing Element

Thank you for submitting Santa Ana's draft housing element, received for our review on September 21, 1989. As you know, we are required to review adopted housing elements and report our findings to the locality (Government Code 65585(b)).

The Santa Ana draft amendment responds to the concerns raised in our letter of September 5, 1989. City staff has now included adequate high density land based on the "District Center" zoning, a high density mixed residential and commercial zone (identified in the land inventory Appendix F by an (*)). In our opinion, the element now complies with State housing element law (Article 10.6 of the Government Code).

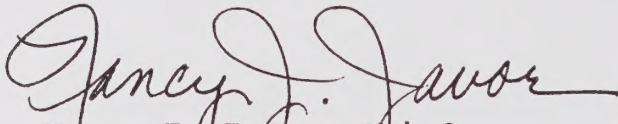
As noted in our letter of September 5, 1989, we have received information that raises questions about the prospects of land in the District Center zone being utilized for affordable housing. We urge the City to monitor the development of affordable units in the identified area during the planning period, and to implement additional programs and incentives if needed to assist in their development. Identified concerns were reviewed with Linda Hale in a telephone conversation on October 6, 1989.

We hope our comments are helpful to the City, and we wish you success in the implementation of your housing program. In accordance with requests pursuant to the Public Information Act, we are forwarding copies of this letter to those persons and organizations listed below.

Mr. David N. Ream
Page Two

If you have any questions about our comments, or if we can be of assistance in any way, please contact William Andrews of our staff at (916) 323-7271.

Sincerely,


Nancy J. Javor, Chief
Division of Housing Policy
Development

NJJ:BA:bt

cc: Linda Hale, City of Santa Ana
Helen Brown, Civic Center Barrio Housing Corporation
Conrad G. Tuohey, Law Offices
Eugene Scorico, Fair Housing Council of Orange County
Ralph Kennedy, Orange County Housing Coalition
Crystal Simms, Legal Aid Society of Orange County
Maya Dunne, City of Irvine
Susan DeSantis, Padberg/DeSantis Consulting
Jean Forbath, Orange County Human Relations
Jonathan Lehrer-Graiwer, Attorney at Law
Western Center on Law & Poverty
Irwin Schatzman, The Carma Sandling Group
Ellen G. Winterbottom, Law Offices
Joe Carreras, Southern California Association of Governments
Kathleen Mikkelsen, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Richard Lyon, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Christine D. Reed, Building Industry Association

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

1800 THIRD STREET, Room 430
P.O BOX 952053
SACRAMENTO, CA 94252-2053
(916) 323-3176 FAX (916) 323-6625



June 22, 1993

Mr. David N. Ream
City Manager
City of Santa Ana
P. O. Box 1988
Santa Ana, California 92702

Dear Mr. Ream:

**RE: Review of the City of Santa Ana's Adopted Housing
Element Amendment**

Thank you for submitting Santa Ana's housing element amendment adopted March 15, 1993 and received for our review on April 20, 1993. As you know, we are required to review adopted housing elements and report our findings to the locality (Government Code Section 65585(h)).

We are pleased to note that the adopted amendment is the same as the draft reviewed and found consistent with the statutory requirements in our January 15, 1993 review letter and therefore is now in compliance with Article 10.6 of the Government Code. As you know, our July 2, 1992 review letter found that the City's adopted housing element complied with State housing element law. With the adoption of the amendment, Santa Ana's housing element is in full compliance.

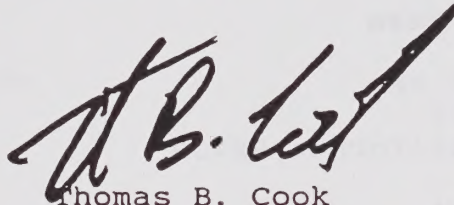
For your information, Government Code Sections 65400 and 65588.5 require that localities annually review their progress in implementing housing element programs, and submit a copy of the report of their findings to this Department. This will assist Santa Ana in evaluating its ongoing progress in meeting local housing needs and revising the housing element for the next scheduled revision. We look forward to receiving Santa Ana's current and future annual reports.

If you have any questions or if we can be of assistance in the implementation of your element, please contact Rebecca Hoepcke of our staff at (916) 327-4076.

Mr. David N. Ream
Page 2

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

A handwritten signature in dark ink, appearing to read 'T.B. Cook', with a large, sweeping flourish at the end.

Thomas B. Cook
Deputy Director

cc: Kenneth Adams, Planning Manager, City of Santa Ana
Patricia Whitaker, Housing Manager, City of Santa Ana
Helen Brown, Civic Center Barrio Housing Corporation
Conrad G. Tuohey, Law Offices
David Quezada, Fair Housing Council of Orange County
Ralph Kennedy, Orange County Housing Coalition
Crystal Simms, Legal Aid Society of Orange County
Jean Forbath, Orange County Human Relations
Ivette Pena, Public Law Center
Josephine Alido, David Evans and Associates
Jonathan Lehrer-Graiwer, Attorney at Law
Western Center on Law & Poverty
David Booher, California Housing Council
Ana Marie Whitaker, California State University Pomona
Karen Warner, Cotton/Beland/Associates
Christine Diemer, Building Industry Association
Joe Carreras, Southern California Association of Governments
Kathleen Mikkelsen, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Dwight Hanson, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Wiener, California Coalition for Rural Housing
Susan DeSantis, The Planning Center



TABLE OF CONTENTS

1.	Introduction	1
1.1	Purpose	
1.2	Summary	
1.3	Background Information and Legal Requirements	
2.	Housing Needs Analysis	8
2.1	Current Housing Needs	
2.2	Projected Housing Needs	
3.	Constraints and Opportunities	31
3.1	Governmental Constraints	
3.2	Non-Governmental Constraints	
3.3	Opportunities	
4.	Goals, Objectives and Programs	39
5.	Preservation of Assisted Housing Development	47
5.1	Introduction	
5.2	Inventory of Units at Risk	
5.3	Cost Analysis/Comparison	
5.4	Resources for Preservation	
5.5	Quantified Objectives for Preservation	
5.6	Programs for Presentation	
5.7	Quantified Objectives by Target Income Group	
	Appendices	67
A.	Definition of Commonly Used Terms	
B.	Housing Assistance Plan	
C.	Public Participation Documents	
D.	Data Sources	
E.	CEQA Documentation	
F.	Potential Housing Sites	



LIST OF TABLES

Table 1:	Groups with Special Housing Needs	10
Table 2:	Inventory of Facilities and Services for the Homeless	14
Table 3:	Household Income and Housing Affordability . .	17
Table 4:	Distribution of Housing Needs by Tenure . . .	18
Table 5:	Santa Ana Employment by Sector	19
Table 6:	Housing Characteristics by Type	20
Table 7:	Housing Tenure 1988	21
Table 8:	Age of Residential Structures	21
Table 9:	Condition of Residential Structures by Tenure	21
Table 10:	Vacancy Rates	22
Table 11:	Persons per Household	23
Table 12:	Population and Housing Trends	24
Table 13:	Employment Trends	25
Table 14:	Santa Ana Population 1950-1988	26
Table 15:	Population Projections	27
Table 16:	Housing Projections	27
Table 17:	Projected Jobs/Housing Balance	29
Table 18:	Regional Housing Allocation by Income Category	30
Table 19:	Assisted Affordable Housing Projects	54
Table 20:	Quantified Objectives of Housing Programs . .	66



1. INTRODUCTION



1.1 Purpose

In 1980, the California Legislature responded to a growing concern about housing throughout the State by amending the Government Code to require local governments to include in the Housing Element of their General Plans an analysis of housing needs and a set of programs designed to meet those needs.

The Housing Element which follows addresses the findings and declarations of the State legislature in Article 10.6, Section 65580 of the Government Code as stated below:

- a. The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- b. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- c. The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.
- d. Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- e. The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs.

Current State law requires local governments--through its Housing Element--to identify the housing needs of all economic segments of the community; to set forth goals, objectives and programs designed to meet those needs; to evaluate housing needs at least once every five years; and to identify constraints to meeting the needs identified.



1.2 Summary

The 1989 Housing Element which follows is a revision of the City's previous Housing Element that has been updated to reflect current and projected housing needs over the next five years. The State Department of Housing and Community Development reviewed the Draft Element for compliance with Article 10.6 of the California Government Code. The Element reflects the City's housing goals and includes input from the State as well as the City's Planning Commission, Housing Advisory Commission, residents, community organizations and public and private social service agencies. This Element serves as a policy document for the City Council, Executive Management and City staff in the implementation of the General Plan, the Zoning Code and the housing programs that are sponsored or administered by the City. The framework for developing the 1989 Element was based on: 1) a continuation of current housing policies and programs; 2) use of the best available data sources; and 3) extensive public participation in the revision process. The quality and usefulness of the Element has been significantly enhanced by the level of public input in its development.

The goals established in this Element address four major areas: 1) rehabilitation of the City's housing stock to maintain a strong base of structurally sound units; 2) maintaining or upgrading, as necessary, the quality of the City's residential neighborhoods; 3) construction of new units to meet the current and projected variety of housing needs represented by Santa Ana's ethnically and economically diverse population; and 4) encouraging the removal of governmental constraints to the production of new housing where appropriate. These goals are supported by specific policies and programs that are implemented by various City agencies in the review of new housing projects and in the administration of the City's housing programs. In addition, the Element discusses the City's special housing needs such as the homeless, the elderly, large family households, and establishes policies that address these needs.

The City's goal for housing production is to build 5,931 new units over the next five years. These units are targeted at 2,158 units for low and very low income households and 3,773 units for moderate and upper income households. Comparatively, the City's goal in the 1984 Element was 6,200 units, and approximately 6,700 units were constructed. To comply with State law, the City must make a good faith effort to provide the opportunity for these units to be constructed. The programs and policies established in the Element, coupled with Santa Ana's vibrant economy and its goal to provide quality housing in sound, well maintained neighborhoods, indicate that the City can achieve the goals set forth in this Element.



1.3 Background Information and Legal Requirements

Organization of the Element

The Housing Element is but one of the interrelated elements that together comprise the City's General Plan. The 1989 Housing Element is divided into the three areas required under the State's Housing Element Guidelines:

(1) Housing Needs Analysis. This section evaluates the housing needs of the City's current and projected population over the five-year time frame of the Element. The purpose of this analysis is to indicate the capacity of the City's current housing resources to address the need identified.

(2) Constraints and Opportunities in Addressing Housing Need. This section identifies the governmental and non-governmental constraints that may negatively affect the price, availability and location of housing. Policies for the removal of these constraints are presented in Section (3).

(3) Goals, Objectives and Programs. This section establishes the City's housing goals and identifies the policies and program actions that will be undertaken to achieve them. This is the City's housing strategy over the five-year time frame of the Element.

The remainder of Section 1.3 which follows provides the reader with a profile of the City as well as background information related to the preparation of the Element and other legal requirements.

City Profile

Santa Ana, located in central Orange County, is 33 miles southeast of Los Angeles and 90 miles north of San Diego. It is the governmental center of Orange County and is approximately 27 square miles in area.

The current population, as estimated by the State Department of Finance, is 231,460. The 1980 Census provides the most recent break-down of the City's ethnic diversity: 92 percent Caucasian (45 percent of which are Hispanic), six percent Asian or Pacific Islander, four percent Black, and six percent Native American. The 1988 persons per household is 3.3 for single-family residences and 3.28 when multi-family units and mobile homes are included. According to the 1980 Census, the median age of City residents is 27.3 years. It is estimated that 30.5 percent of the 1980 population was under 18 years, 62 percent 18 to 64 years, and



seven percent 65 years or older. The State Economic Development Department reports that the 1987 civilian (non-military) labor force was 130,772 persons and median travel time to work for residents was 32 minutes.

The 1988 estimate of housing units for the City by the State Department of Finance was 72,629. Of these units, approximately 53 percent are owner occupied and 47 percent are renter occupied. The estimated vacancy rate for Santa Ana in 1988 was 3.27 percent.

Public Participation

One of Santa Ana's greatest sources of opportunity for housing improvement and maintenance comes from the inherent strength and commitment of its residents to their neighborhoods. This strength is reflected in the commitment of these organizations and individual residents to preserve the character and improve housing conditions in these neighborhoods. This grass-roots level commitment works toward the ultimate success of neighborhood preservation and housing rehabilitation/ conservation activities and forms a basis for many of the housing programs included in this Housing Element. The City relied on the active participation of residents in the preparation of the Housing Element, as well as the on-going neighborhood improvement process.

In addition to residents from Santa Ana, public and private housing service organizations play a critical role in shaping the City's housing policy. Because of the City's dependence on these groups--from churches to County and State funded non-profit organizations--to provide direct services, it is necessary that they be integrally involved in any amendment to the Housing Element.

For this amendment, the City sponsored two public workshops to which more than one hundred neighborhood organizations, public/private housing service organizations, churches, local social service and housing providers were invited. A housing issues questionnaire was utilized to determine the significant concerns of service providers, residents and other interested parties. The questionnaires were mailed out and distributed at the public meetings to assure that the widest range of responses were considered in the amendment of the Element. In addition, a minimum of two public hearings were held before the Planning Commission and City Council to solicit public input into the Draft Element. The City's Housing Advisory Commission also participated in the review of the Element.



Citizen input on housing goals and programs is also solicited during the CDBG annual review process. A portion of the block grant funds are used for the development and promotion of affordable and sound housing. During this review, citizens are able to voice their concerns and ideas on the housing programs that are funded with CDBG monies.

California Environmental Quality Act

In compliance with CEQA, an environmental analysis was conducted for this amendment by the City's Environmental Coordinator. Finding no significant impacts, a Negative Declaration was filed for this project. A copy of the Negative Declaration and supporting environmental documentation is included in Appendix E.

Review of the 1984 Element

The 1984 Housing Element established a goal of 6,200 units to be constructed in the City over its five-year time frame. Total new unit construction during this time was 7,671 units. The number of units demolished during this period was 975 and when this figure is subtracted, net new construction was 6,696 new units. Thus, the City exceeded the housing production goal established in the previous Element by eight percent.

Over the past five years, the City has been actively involved in the development and preservation of both rental and homeownership opportunities for the broad spectrum of Santa Ana residents. These efforts have included: a) the acquisition and sale of land by the Redevelopment Agency for new multi and single-family housing construction, including units to meet the special needs of the elderly; b) the issuance of tax exempt bonds to finance new housing development for both renters and homeowners; c) operation of a locally financed rehabilitation program targeted to homeowners; d) operation of both a code enforcement program and a neighborhood improvement program; e) financing and support of non-profit housing organizations for the construction and rehabilitation of units for low and moderate income residents; f) the operation of federal and State financed programs such as Section 8 Housing Assistance, Rental Rehabilitation, and the State Deferred Loan Program to meet other special housing needs; and g) implementation of the intensity bonus program which allows the set aside of units for low and very low-income households.



The housing programs which assisted in achieving the successes of the previous Element will be continued in the five-year program presented in this document. The impetus for this strategy is based on: 1) growing interest in the preservation of the City's neighborhoods and its housing stock, 2) diminishing federal involvement and funding for new housing opportunities and 3) local desire to develop a housing policy which reflects the City's goal to provide a wide range of housing opportunities for the full-spectrum of current and prospective residents.

The housing goals of the 1984 Element are discussed below and compared to actual achievements over the five year period of the Element.

Goal 1

Return the City's substandard housing stock to standard condition.

The City provided approximately 845 rehabilitation loans and rebates from 1984 to 1989. The City's goal was to issue 1,254 loans. While this goal was not reached due to resource constraints, it remains a top priority in the 1989 housing goals.

Goal 2

Maintain and preserve or upgrade the quality of existing residential neighborhoods and the City's supply of sound housing.

The City met this goal through the following actions:

Continuation of the neighborhood improvement program which provides these services: 1) graffiti removal; 2) entryway treatments for neighborhood identification; 3) marketing of rehabilitation loans in twenty-five neighborhoods; 4) organization of neighborhood groups; and 5) preparation of neighborhood plans. Each of these actions is conducted on an on-going basis.

Goal 3

Promote and encourage a range of housing stock suitable to the needs of current and prospective residents.

Total new unit construction was 7,671 units compared to the City's objective of 6,200 units.



Goal 4

Promote and encourage continued review of the Housing Element to assure its consistency with other general plan elements and community goals.

This goal has been accomplished by the annual review and updates to the City's General Plan. In addition, citizens have the opportunity for input into the housing programs through the annual budget process and the annual CDBG budget review process.

2. HOUSING NEEDS ANALYSIS



2. HOUSING NEEDS ANALYSIS



2. HOUSING NEEDS ANALYSIS

In order to develop strategies and programs to ensure that all economic and social segments of the community are provided adequate housing opportunities, it is necessary to evaluate local housing needs. To quantify these needs and formulate a five-year housing plan, data from the 1980 Federal Census, the State Department of Finance (DOF), and the Southern California Association of Governments (SCAG) was utilized.

According to State law, the Housing Element must evaluate the current and projected housing needs of the community. The "Current Housing Needs" section which follows discusses household characteristics and housing characteristics. It includes a discussion of the special needs of certain segments of the population, household income and affordability concerns and employment characteristics. Additionally, housing characteristics such as type and tenure, conditions, vacancy rates and overcrowding are assessed. The "Projected Housing Needs" section provides a quantification of the additional housing units expected to be needed by 1994, based upon employment and population projections.

The City's basic housing needs are identified in the Housing Assistance Plan (HAP), which is required by the Federal Department of Housing and Urban Development (HUD) to link housing needs to community development activities. In addition to the HAP, the Element bases the City's housing need upon the Regional Housing Needs Assessment Model (RHNA) prepared by the Southern California Association of Governments. The RHNA addresses local housing need within the context of regional housing needs and distributes a proportional "local share" to each City and County in Southern California.

2.1 Current Housing Needs

Housing need is broadly defined as those lower income households paying more than 30 percent of their income for housing. The housing need in Santa Ana, as estimated by the Department of Housing and Urban Development (HUD) in the 1988 Housing Assistance Plan (see Appendix B), is 13,521 households. This number is broken down by income distribution and household characteristics of elderly, small family and large family. The RHNA estimate of housing need is 12 percent higher than HUD's at 15,230 households broken down by income and housing tenure (rental or ownership). This Element uses the RHNA figure of 15,230 households because it includes special housing needs such as the handicapped, female headed families, minority households and farm workers. As indicated



by the RHNA, total housing need is approximately 21 percent of the City's total 1988 household count of 72,629 as estimated by DOF.

The groups in Santa Ana with special needs are the elderly, handicapped, large and small families, female-headed households, farmworkers and the homeless. The City's special housing needs, by category, are shown in Table 1 and discussed below.

Elderly - There are an estimated 23,146 persons 60 years of age or older residing in the City of Santa Ana. This group makes up approximately 10 percent of the City's total population. The Housing Assistance Plan (HAP) estimates that 1,950 elderly households pay more than 30 percent of their income for rent. Based on estimates in the 1988 Housing Assistance Plan, approximately 916 of these elderly households are renters and 1,033 are homeowners. This is less than three percent of the City's total population, but it is more than eight percent of all elderly households.

There are several City-sponsored programs such as the Senior Shared Housing and Section 8 Rental Assistance programs which assist elderly households. Additionally, senior citizen housing developments, both privately and publicly-sponsored, provide affordable housing for the elderly. Nonetheless, escalating housing costs, especially in the rental market, impact the elderly, many of whom are on fixed incomes. Mobile home parks have traditionally been used by the elderly as an affordable alternative to traditional housing. There are 29 mobile home parks in Santa Ana containing more than 3,800 units. It is estimated that more than 80 percent of these units are occupied by senior citizens.

Handicapped - It is difficult to obtain accurate data on the City's handicapped population because the term "handicapped" covers such a broad range of disabilities. The City's handicapped population is approximately 5,092 as estimated from projections of the 1980 Census in which this group was 2.2 percent of the City's population. The 1988 Housing Assistance Plan estimates that there are 868 lower income households which contain at least one handicapped person. Of this number, 334 are elderly; 86 are non-elderly one-person households; 342 are in small families and 106 are in large families.

According to a 1988 survey of the handicapped in Orange County by the Dayle McIntosh Center for the Disabled, housing was



TABLE 1
GROUPS WITH SPECIAL HOUSING NEEDS

<u>Category</u>	<u>Number of Households*</u>	<u>Percentage of * Households in Need</u>
Elderly (households with persons 60 years or older	1,950	12.8%
Handicapped (persons with transportation disability status	898	5.8
Families	11,571	75.9
Large (5 or more persons)	3,522	23.1
Female-Headed Households	7,166	47.0
Homeless	3,000	19.6
Farmworkers	491	3

* Numbers and percentages are not totaled because of the overlap among categories that make up the approximately 15,230 households in need.

Sources:

1984 Housing Element
State Department of Finance
1988 Housing Assistance Plan (Dept. of Housing and Urban Development)



identified as the second most serious concern among the disabled. The two most prevalent housing needs are accessibility and affordability. Individuals who are mobility impaired need housing that can accommodate wheelchairs or has level entryways and no exterior or interior stairs. Wider doorways, assist bars in the bathrooms, lower cabinets, and elevators in buildings with two or more floors are also needed.

In 1985, California adopted building regulations that required developments with five or more units to include adaptability features to facilitate accessibility. Although these regulations have resulted in some units that are partially accessible, developers may apply for a hardship waiver to avoid the inclusion of such features. It is a policy of the City of Santa Ana, however, not to waive this requirement. Some developers may apply the requirements to only one aspect of accessibility, such as an exterior ramp, but fail to take into account interior design. Thus, the City's accessible housing stock has not increased significantly over the past five years.

The Orange County Center for Vocational Education for the Handicapped estimates that a majority of the County's handicapped residents' income is below fifty percent of the County median. Many disabled persons receive public assistance that averages \$650 per month, which places them at a disadvantage in the housing market.

Large Families - The HAP indicates that approximately 19 percent of the City's households are families that pay more than 30 percent of their income for housing. This figure has remained fairly constant since 1984 when it was 18.2 percent. Large families are a particular concern of this group because of their need for large structures with three or more bedrooms. According to the 1980 Census, approximately five percent of the City's households have five or more members and pay more than 30 percent of their income for rent. Based on this percentage, it is estimated that in 1988, there were 3,522 large families in this category. It is estimated that 1,655 of these families reside in rental units and 1,866 are homeowners. There are 2,101 households in this group that fall within the very low income category, and 1,151 that are low income. These families are in need of affordable rental units that have three or more bedrooms. The low and very low income large families are especially impacted because high rental rates and the lack of large units result in overcrowded conditions.



Female Headed Households - The HAP estimates that there are 7,166 female headed households which pay more than 30 percent of their income for rent. As a group, female headed households are ten percent of the City's households. This figure has remained fairly constant as 10.2 percent of the population since 1984. Of these households, approximately 1,483 are very low income, based on 1984 data which indicated these households as 20 percent of all families. Consideration is given in the City's housing programs for those families in which the female is the sole source of income for the family.

Homeless - The homeless population in Orange County is estimated at 6,000 persons. Approximately half of these individuals identify Santa Ana as their place of residence. A substantial portion of the homeless population have sought services at one time or another from the public, private and non-profit agencies operating in Santa Ana. Within the homeless population, the areas for service needs are for men, women, families with children, veterans, the elderly, and mentally/physically handicapped individuals.

The City participates in a regional homeless issues task force in order to better address the issues it faces as the home of an estimated 3,000 homeless persons. The following needs have been identified by City staff and service providers:

1. Emergency Shelters - Continued and expanded support of existing temporary housing for the homeless has been identified as a crucial need. Rehabilitation of these types of facilities can result in the addition of much needed bed space.
2. Transitional Housing - The expansion and creation of new transitional housing opportunities has been identified as a much needed service. This type of housing and associated programs facilitate the movement of the homeless to the crucial second step toward independent living.
3. Permanent Housing for the Handicapped - This is one of the most difficult homeless populations to serve. Facilities to provide permanent housing opportunities for these individuals are needed.



4. Supplemental assistance for facilities to assist the homeless - Federal, state, local and private sources are available for providing assistance to the homeless. Program requirements for some of these sources, however, may not allow for innovative programs which meet the unique needs of the homeless, especially families with children, elderly homeless and the handicapped homeless. For such programs, a supplemental funding source which allows for innovative programming may be necessary. In order to address these funding shortfalls, supplemental assistance is necessary.
5. Section 8 Single Room Occupancy Assistance - While the existing stock of single room occupancy (SRO) units within Santa Ana's jurisdiction is limited, assistance to property owners of these buildings could help mitigate the negative fiscal impact of needed rehabilitation. A program which helps offset the cost of potential rehabilitation and provides for the long-term affordability of these units, especially for homeless individuals, is much needed. Table 2 below indicates the currently available resources to meet these needs. Several of these sources receive City funding to serve Santa Ana's homeless.

The average daily count of homeless persons in Santa Ana is estimated at approximately 3,000 persons. The organizations listed in Table 2 provide services for this group. Because of the limited availability of shelter for this population--332 beds--there is an unmet need to serve the remaining 2,668 individuals. Most of the homeless are single men or women, but there has been an increase in the number of families which include a parent and at least one child.

The City of Santa Ana has maintained an active role in seeking regional and local solutions to the issues of the homeless. The City has continued to participate in the Orange County Homeless Issues Task Force, an ad hoc organization composed of County based homeless service providers and county/municipal government representatives. Through the efforts of this group, the City has been able to better assess the needs of the region's homeless population. This forum has also provided the City with an opportunity to identify organizations which provide for the special needs of such homeless groups as families with children, the elderly, mentally ill and veterans.



TABLE 2
INVENTORY OF FACILITIES AND SERVICES FOR THE HOMELESS

<u>Organization Name</u>	<u>Type of Service Provided</u>	<u>Homeless Population Served</u>	<u>Number of Beds</u>
Catholic Social Services	Case Management	All	N.A.
Common Life	Case Management	All	N.A.
Corbin Community Center	Case Management	All	N.A.
Episcopal Service Alliance	Food, Clothes, Case Management	All	N.A.
Homeless Drop-In Center	Case Management	All	N.A.
Hospitality House Salvation Army	Emergency Shelter	Men, Women Families	36
Missionaries of Charity	Emergency Shelter	Families	30
Metro Christian Center	Case Management	All	N.A.
Catholic Worker	Emergency Shelter	All	12
Orange County Rescue Mission	Emergency Shelter	Men	60
Orange County Homeless Program	Emergency Shelter for mentally ill	Women & Men	46
YMCA	Case Management Emergency Shelter	Men	80
YWCA/Hotel for Women	Emergency Shelter	Women	38
Orange County Community Development Council	Case Management	All	N.A.
Share Our Selves	Case Management	All	N.A.
Shelter for the Homeless	Emergency/Trans- itional Housing	All	30
City of Santa Ana Housing Authority	Section 8 Rental Assistance	All	N.A.

Source: H.U.D. Certified 1988 Comprehensive Homeless
Assistance Program



At the local level, the City will continue to assist local service providers (as funds permit) to assure that the unique needs of homeless individuals and families are met. In the past, the City has provided financial assistance to local non-profit organizations for the rehabilitation of temporary housing. This assistance has included technical assistance in preparing applications for federal, state, local and private grants. Over the past three years, the City has received \$138,000 in Emergency Shelter Grant funds from the McKinney Homeless Assistance Program, a Title IV Federal grant. These funds were allocated to local service providers to offset the cost of homeless shelter programs. The City anticipates these efforts will continue. Special attention will be given to those programs which are designed to meet the needs of homeless families, elderly, mentally/physically handicapped, and veterans.

Emergency shelter is only the first step in a strategy to return the homeless back into mainstream society. Transitional housing opportunities, which allow the homeless to escape the revolving door of moving from one emergency shelter to another, need to be expanded and/or created. In addition to shelter, these facilities should offer employment screening and development programs, augmented with health maintenance and counseling. These personal skills must be developed if true self sufficiency is to be achieved. While these services are currently being provided by local non-profit and government organizations, program needs outweigh resources. New program money for transitional housing could be used for this purpose.

As the name indicates, transitional housing is not the final phase in self sufficiency. A strategy to match the needs of the homeless with available program resources must look at the long term permanent housing and counseling needs of the homeless. Permanent housing for the mentally and physically disabled homeless should be coupled with services which meet the unique needs of these individuals. Priority for single room occupancy units should be given to men, women and the elderly who are prepared to move out of a transitional housing program to independent living. Shared housing programs can also play a role in providing this permanent housing.

While the needs of all homeless individuals and families are of concern, special attention should be given to those unique subgroups of the region's homeless population, i.e., the homeless elderly, families with children, veterans, and the mentally and physically disabled.



Perhaps one of the most important keys to any needs/resource strategy is ensuring the compatibility of homeless service programs/projects with local land use. Sites which are appropriate for homeless service activities are identified in Exhibit 7. Staff will work closely with service providers and City officials to ensure compatibility and compliance of programs/projects and local land use.

Farmworkers - As of 1980, there were 2,664 persons in Santa Ana employed in the farm, fishing and forestry industry. From this data it is estimated that 491 persons, which account for less than one percent of the City's households, are currently employed as farmworkers. Estimating from the 1984 income distribution, a majority of the farmworker's households are in the low (270) and very low (172) income categories. As with other groups with special needs, the City provides the opportunity for these households to obtain rental subsidies.

Income and Housing Affordability - The availability of affordable housing for all segments of the community is a major concern of the City. According to state and federal standards, the cost for shelter is affordable when households pay no more than 30 percent of their gross income for shelter. The following discussion addresses the issues of income and housing affordability and their relation to employment.

Income - The most recent income figures available are from the 1988 Special Census of the Anaheim-Santa Ana-Garden Grove Metropolitan Statistical Area (MSA). The income distribution table below indicates that low and very low income households comprise approximately 36 percent of the City's households.



TABLE 3
HOUSEHOLD INCOME AND HOUSING AFFORDABILITY

<u>Income Level</u>	<u>% of MSA* Median</u>	<u>1988 MSA* Median Income</u>	<u>Estimated Local Income Distribution</u>	<u>Affordable Monthly Costs</u>
Upper	120% +	\$53,380	35.9%	\$1,334
Moderate	80-120%	\$44,400	27.6%	\$1,110
Low	50-80%	\$32,400	21.8%	\$ 810
Very Low	0-50%	\$22,000	14.5%	\$ 549

* MSA (Metropolitan Statistical Area: Anaheim, Santa Ana, Garden Grove)

Source: U.S. Census Bureau 1988, Median Income for a Four Person Household



The RHNA indicates that there are 15,230 lower income households, which is 21 percent of the City's total households paying more than 30 percent of their income for housing. This need is distributed by income and tenure as follows:

TABLE 4

DISTRIBUTION OF HOUSING NEED BY INCOME AND TENURE

<u>Tenure</u>	<u>Income</u>		<u>Total</u>
	Very Low	Low	
Renters	8,364 (55%)	4,347 (28%)	12,711 (83%)
Owners	1,500 (10%)	959 (7%)	2,519 (17%)
Total	9,924 (65%)	5,305 (35%)	15,230 (100%)

For the City as a whole, homeowners make up slightly more than 50 percent of all households. However, the recent increase in rental property developments has changed this balance in some areas of the City. While the majority of Santa Ana homeowners are at or above median family income, most renters fall below the median income. The majority of homeowners are between 80-130 percent of the MSA's median income.

Housing Prices - The California Association of Realtors lists the median sales price for a home in Orange County in 1988 as \$219,000. TRW Real Estate Market Information lists the 1988 median sales price of housing in Santa Ana at \$154,043. Comparatively, Santa Ana's housing prices ranked 29 out of the 34 housing markets in the County, making it one of the most affordable areas of the County to live.

In general, housing values and cost in Santa Ana are relatively stable with some isolated exceptions. Prior to 1987, property values in the City, particularly older, middle and moderate-income neighborhoods, were not appreciating as in other parts of the County, but they have stabilized.

Employment - An analysis of employment statistics provides an indication of the wage levels of Santa Ana residents and the type of housing that would be considered affordable for them. Table 5, which follows, provides employment data for Santa Ana residents.



TABLE 5
SANTA ANA EMPLOYMENT BY SECTOR

<u>INDUSTRY</u>	<u>EMPLOYMENT 1984</u>	<u>MSA SHARE (1)</u>	<u>NEW JOBS CREATED 1975-1984</u>	<u>MSA GROWTH SHARE (2)</u>	<u>ANNUAL GROWTH RATE</u>
Agriculture & Mining	1,208	11.6%	274	15.7%	3.3%
Construction	6,750	14.2	2,356	9.9	6.0
Manufacturing	38,182	16.5	14,160	17.8	6.5
Transportation Communication and Utilities	3,340	11.2	351	2.7	1.3
Wholesale Trade	7,751	15.4	3,022	11.7	7.1
Retail Trade	17,552	10.1	5,965	9.5	5.7
Finance, Insurance and Real Estate	10,459	17.0	4,048	12.5	7.0
Services	26,448	12.4	10,518	10.5	7.3
Government	18,772	17.5	3,335	36.0	2.4
TOTAL	130,772	14.1	44,165	12.7	5.7

Source: State Employment Development Department - December, 1987.

MSA - (Metropolitan Statistical Area: Anaheim, Santa Ana, Garden Grove)



Housing Characteristics - A primary task of the Housing Element involves evaluating the present housing supply in terms of its ability to meet the needs of the community. The housing stock is assessed by type and tenure of units, housing conditions, vacancy rates and overcrowding.

Housing Type and Tenure - The State Department of Finance estimates that as of 1988, there were 72,629 dwelling units in the City comprising 8.7 percent of the County total. This count indicates a 7.6 percent increase over the 1980 figure of 67,181. From 1984 to present, an average of approximately 800 units a year has been constructed in Santa Ana.

The City's housing types are indicated below.

TABLE 6

HOUSING CHARACTERISTICS BY TYPE

<u>Type</u>	<u>Percent</u>	<u>Number</u>
Single-family	52.4%	38,073
Multi-family	43.5%	31,599
Mobile home	4%	2,957

Source: State Department of Finance

Santa Ana is over 97 percent built out and, therefore, lacks abundant vacant land suitable for residential development (see Opportunities and Constraints). Current housing development is characterized primarily by medium and high density multi-family residences. Building permit statistics indicate a ratio of multi-family to single-family housing of over 20 to one.

Another characteristic of the City's housing stock is its mix of ownership vs. rental units. Recent figures reflected in the City's housing assistance plan indicate a ratio of approximately 52.9 percent owner occupied to approximately 47.0 percent renter occupied.



TABLE 7
HOUSING TENURE 1988

<u>Type</u>	<u>Percentage</u>	<u>Number</u>
Owner	52.9	40,219
Rental	47.0	35,685
TOTAL	99.9	75,904*

Source: State Department of Finance

Housing Stock Conditions - The majority of residential units in Santa Ana are 20 years old or older and are in sound condition. As Santa Ana is one of the older cities in Orange County, it still has a significant percentage of aging housing stock, and a considerable number that are in deteriorating condition.

TABLE 8
AGE OF RESIDENTIAL STRUCTURES

More than 30 years old	45.5%
20-30 years old	23.5%
10-20 years old	23.5%
Less than 10 years old	7.5%

Source: 1980 Census; State Department of Finance

TABLE 9
CONDITION OF RESIDENTIAL STRUCTURES BY TENURE

	<u>Standard Units</u>	<u>Vacant</u>	<u>Substandard Units</u>	<u>Vacant</u>
Owner	32,132	257	4,594	37
Renter	28,236	1,158	4,607	189



The City's housing programs reflect its desire to improve and rehabilitate deteriorating units as well as maintain those that are structurally sound. Several programs which aid in the preservation and rehabilitation of housing units are funded by the City. These programs are described in Section V.

Vacancy Rates - The vacancy rate within a given housing market is a valuable indicator of the availability of housing. An ideal situation exists when there are enough vacant units to allow adequate selection opportunities for households seeking new shelter. Ideally, vacant units should represent various housing types, sizes, price ranges and locations within the City. According to State standards, a vacancy rate of over five percent indicates that adequate selection opportunities are available.

The 1988 RHNA estimates a vacancy factor of 2.60 for Santa Ana. Current Department of Finance figures (Table 10) indicate that the vacancy rate may be higher. In either case, Santa Ana is well below a healthy rate of five percent or higher.

TABLE 10
VACANCY RATES

<u>Unit Type</u>	<u>Vacancy Rate</u>
Single-family	3.21
Multi-family	4.80
Residential average	3.78

Source: State Department of Finance

Overcrowding - According to State guidelines, overcrowding is defined as a household which has more than 1.01 persons per room. Bathrooms, porches, halls, balconies, foyers and half rooms are not considered in determining the ratio of persons to rooms. The 1980 Census reports that approximately 17.2 percent of the City's households were overcrowded. This figure is comprised of 11.5 percent renter occupied units and 5.6 percent owner occupied units. The City's Code Enforcement Division, however, estimates that overcrowded households comprise a larger percentage of the total than is represented by the Census.



Regardless of the percentage, the City realizes the need to correct situations where the health, safety and welfare of the citizens are concerned. Code enforcement activities as well as the promotion of affordable housing of all types will help reduce overcrowding.

Increased production of housing units with three or more bedrooms is encouraged. This can be accomplished by reduction in density which indirectly results in larger units. Single-family housing is also encouraged as a means to accommodate larger families thus reducing overcrowding.

Persons per Household - The persons per household figure for Santa Ana is among the highest for Orange County. The figure reflects the larger family sizes that stem from the cultural and familial relationships that are common among the predominately Hispanic population in Santa Ana. Table 11 below indicates current persons/per household data for Santa Ana by housing type.

TABLE 11

PERSONS PER HOUSEHOLD

Single-family detached:	3.7
Single-family attached:	2.9
2 to 4 units:	3.2
5 plus units:	2.69
Mobile home	1.85

Source: State Department of Finance

Table 12 indicates that since 1970, there has been an approximate 30 percent growth in housing and population, while the persons per household rate has remained unchanged at 3.2 persons per household.



TABLE 12
POPULATION AND HOUSING GROWTH

	<u>Total Population</u>	<u>Density per square mile</u>	<u>Housing Units</u>	<u>Persons per Household</u>
1960	100,350	4,480		3.2
1970	156,601	5,800	50,059	3.2
1980	202,100	7,430	67,181	2.9
1981	208,724	7,676	67,960	3.1
1982	214,539	7,890	68,581	3.2
1983	219,019	8,055	68,903	3.2
1984	220,853	8,120	69,381	3.3
1985	224,127	8,240	69,925	3.3
1986	226,457	8,326	70,487	3.3
1987	227,569	8,367	71,348	3.3
1988	231,460	8,510	72,629	3.2

2.2 Projected Housing Needs

Projected housing needs are forecasted based on past population trends, expected growth, employment growth and regional housing demand. In developing housing projections and defining housing needs, State law requires that a regional organization develop and provide to each jurisdiction its regional share of the projected housing demand for the five-year period the housing element will cover. The Southern California Association of Governments (SCAG) has been authorized to develop and proportion the housing needs for the Southern California region of Orange, Riverside, San Bernardino and Los Angeles counties. The Regional Housing Needs Assessment (RHNA) Model developed by SCAG allocates each City a proportional regional housing share of need over the next five years.

The RHNA Model is a mathematical formula that considers regional population growth and employment growth modified by jobs/housing balance factors as well as low-income impact factors. The jobs/housing balance factor is SCAG's effort to comply with the Southern California Air Quality Management Plan which calls for housing to be constructed in areas where jobs are located as to minimize the commuting and thus decrease negative impacts to air quality. In addition, the RHNA Model recognizes the need for low-cost affordable housing to be available throughout the region. Thus the model considers current areas of overconcentration of low cost housing and shifts this type of housing need to areas where little or no low cost units are available.



It should be noted that the City's regional housing allocation is not a true measure of its housing need, but rather an estimation of its share of regional need. In previous years, however, the City's housing production has closely approximated its regional allocation. It is a goal of the City to provide a variety of housing types for all segments of the City's population. To this end, the needs projected below are the subject of the City's housing goals and its various programs.

Employment Trends - Employment projections and trends play an important part in determining the City's housing needs. The creation of jobs through a strong local economy also increases demand on the housing supply as workers seek to locate closer to their places of employment. Through the benefit of a strong regional economy, extensive commercial redevelopment efforts and a central location within the county, Santa Ana has experienced successful and sustained economic growth. The City has recently provided assistance in developing major employment areas focusing on the City's District Centers, Professional Office and Industrial designations. Projects such as Main Place, Hutton Centre, MacArthur Place and the Birtcher/Xerox Center have contributed significantly to the City's growth. Future employment trends indicate continued growth of office and industrial development in areas adjacent to major thoroughfares and freeways. Additional mixed use development will be encouraged in the District Center areas of the City. Currently, Santa Ana contains approximately 12 percent of the jobs in Orange County. This share will decrease only slightly as other areas in the county develop more comprehensive employment centers.

TABLE 13
EMPLOYMENT TRENDS

<u>Year</u>	<u>Santa Ana</u>	<u>Orange County</u>	<u>Santa Ana as a % of County</u>
1990	171,668	1,275,400	13.4
1995	195,494	1,473,800	13.2
2000	207,761	1,613,000	12.8
2005	222,144	1,739,400	12.7
2010	235,334	1,855,500	12.6

Source: "O.C. Preferred Projections 1988 Modified"
(Orange County Forecast and Analysis Center)



Population Trends - Although Orange County has experienced significant growth over the last decade, most of this growth has occurred in unincorporated areas of the County, or within those cities that contain significant amounts of undeveloped land suitable for residential or commercial construction. As one of the oldest cities in the County as well as one of the most developed, Santa Ana has a very small percentage of land suitable for residential construction at even a small scale. This has led to intensification of residential densities to accommodate growth. Currently, the average population growth rate, as projected yearly by the State Department of Finance, is slightly over 1.5 percent per year.

Population trends in Santa Ana are marked by several unique features such as its ethnically diverse population. Other factors include a median age of approximately 26 years for its residents. Due to the low median age, and the City's birth rate, the rate of natural increase for Santa Ana is more than 27 percent, making it the largest in Orange County and almost triple the county average of 11.2 percent. This rate of increase has meant that a large part of the growing population of Santa Ana consists of children. This has put a strain on social resources, such as schools, and has created a demand for larger housing units. These characteristics are reflected in the persons per household ratio of 3.2, which is among the highest in Orange County.

The historical population figures in Table 14 do not reflect the City's undocumented residents. A more accurate population count will be reflected in subsequent amendments which are based on data from the 1990 Census.

TABLE 14
SANTA ANA POPULATION 1950-1988

<u>Year</u>	<u>Population</u>	<u>Year</u>	<u>Population</u>
1950	45,533	1983	219,019
1960	100,350	1984	220,853
1970	156,601	1985	224,127
1980	202,100	1986	226,457
1981	208,724	1987	227,569
1982	214,539	1988	231,460

Source: U.S. Census Bureau; State Department of Finance



TABLE 15
POPULATION PROJECTIONS 1990-2010

<u>Year</u>	<u>Santa Ana</u>	<u>Orange County</u>	<u>Santa Ana % of County</u>
1990	237,782	2,302,100	10.1
1995	240,231	2,463,800	9.7
2000	240,603	2,605,400	9.2
2005	247,907	2,718,800	9.1
2010	264,156	2,833,800	9.3

Source: "O.C. Preferred Projections 1988"
(Orange County Forecast and Analysis Center)

TABLE 16
HOUSING PROJECTIONS

<u>Year</u>	<u>Santa Ana</u>	<u>Orange County</u>	<u>Santa Ana % of County</u>
1990	73,580	864,500	8.5
1995	75,407	935,800	8.0
2000	77,360	1,054,400	7.3
2010	85,319	1,103,500	7.7

Source: "O.C. Preferred Projections 1988"
(Orange County Forecast and Analysis Center)



Household Trends - A substantial number of multi-family units were constructed in Santa Ana between 1984 and 1988. They represent an approximately 20 to 1 ratio over single-family construction over that period of time. The small number of single-family units is largely the result of lack of available land for these types of units. Additionally, the City does not currently have adequate parks, schools or infrastructure to support a significant increase in new single-family subdivisions. Approximately 1,500 building permits per year for multi-family construction were issued from 1984 to present. This has led to a slightly lower vacancy rate in multi-family projects, but has increased demand for new single-family construction. According to the 1988 Regional Housing Needs Assessment, 63 percent of the new housing unit needs for Santa Ana will be for housing units that are in the upper to high income bracket. These type of units are usually single-family or townhome developments. In 1987, a general plan amendment to reduce residential densities was approved. This action reduced the number of multi-family housing units that potentially could be built. This action is partially offset by the introduction of new zoning standards that will allow single-family homes on smaller lots, an action that will increase the potential number of single-family homes.

Jobs/Housing Balance - A jobs/housing balance is a concept important to the current regional housing allocation and growth strategy of Southern California. Jobs/housing balance is a strategy to locate employment centers and housing closer together. This measure reduces transportation demands and the need for additional transportation infrastructure. As travel demand lessens, air quality improves and there is a reduction in potential emissions due to less commuting time. A precise definition of what a jobs/housing balance (JHB) entails is subject to argument. General consensus is that a 1:1 correlation between employment (jobs) and dwelling units (households) will achieve a general balance.

Table 17 represents a comparison of Santa Ana with the County as a whole for projections of jobs/housing ratios to the year 2000. The ratios indicate one job to one housing unit. A ratio greater than one indicates a proportionate excess of jobs over housing. As projected, the Orange County region will experience an approximately 20 percent increase in jobs over housing.



TABLE 17
PROJECTED JOBS/HOUSING BALANCE

SANTA ANA

<u>Year</u>	<u>Housing</u>	<u>Employment</u>	<u>Ratio</u>
1990	142,360	273,860	2.02
1995	148,400	341,600	2.30
2000	154,000	367,500	2.39

ORANGE COUNTY

<u>Year</u>	<u>Housing</u>	<u>Employment</u>	<u>Ratio</u>
1990	827,180	1,205,040	1.46
1995	935,800	1,473,800	1.57
2000	1,002,100	1,613,000	1.61

Sources: O.C. Forecast and Analysis Center

Future Housing Needs and Regional Allocation

The current and projected housing needs for Santa Ana are derived from the Regional Housing Needs Assessment (RHNA) prepared by the Southern California Association of Governments. The regional housing allocation is disaggregated to represent the local share of regional housing needs over the next five years.

Future housing needs are those projected for the City in the next five years. These figures have been adjusted for vacancy rate. The future needs also include an adjustment for avoidance of impaction--the undue concentration of very low and low income households within one jurisdiction. The future need allocation model includes a factor to relieve impaction in Santa Ana.

For the City of Santa Ana, future housing need based on the RHNA distributed according to income category, is as follows:



TABLE 18

REGIONAL HOUSING ALLOCATION BY INCOME CATEGORY

<u>Income Category</u>	<u>Units</u>	Percentage of RHNA Allocation
Very low (0-50%)*	862	14.6
Low (50-80%)	1,296	21.8
Moderate (90-120%)	1,641	27.7
Upper (over 120%)	<u>2,133</u>	<u>35.9</u>
Total RHNA Allocation:	5,932	100.0

* Percentages are of the County median income

As indicated above, Santa Ana's regional housing allocation is approximately 6,000 units over the next five years. Although lower densities throughout the City will decrease the number of multi-family units that are constructed, new zoning and subdivision standards to encourage single-family construction are being implemented. The type of housing being encouraged supports the needs of the moderate to upper income needs category which is more than 60 percent of the City's regional allocation.



3. CONSTRAINTS AND OPPORTUNITIES



3. CONSTRAINTS AND OPPORTUNITIES

Many factors affect housing price, condition and availability in a given area. The factors that have a negative impact on the housing market are discussed below in "Constraints." The factors that afford the City or the private market opportunities to increase the availability and/or the affordability of housing to current and potential future residents are discussed in the "Opportunities" section.

Constraints to the provision of housing can generally be broken into two categories: 1) those caused by regulation; and 2) those caused by other factors within the housing market.

3.1 Governmental Constraints

State and local government regulations can impact the cost of housing through land use controls, building codes and their enforcement, fees, processing requirements, required on and off-site improvements, and taxes. It is important for the City to review these constraints in terms of their potential to interfere with the supply, distribution and cost of housing.

Land Use Controls - The location and types of housing in the City are influenced to a great extent by density limitations contained in the Land Use Element of the General Plan. The land use designations are as follows:

<u>Residential Land Use Category</u>	<u>Number of Acres</u>	<u>Allowable Density</u>
Low Density	4,910	0 - 7 DU/ACRE
Medium Density	1,117	11.5 - 15 DU/ACRE
Medium-High Density	338	15.5 - 22 DU/ACRE
High Density	123	22 - 35 DU/ACRE
District Center	376	50+ DU/ACRE
Mixed-Use	150	15 - 22 DU/ACRE

Density categories are necessary in the General Plan to assure that a mixture of housing types are available as well as to establish a variety of living environments i.e. single-family neighborhoods or multi-family neighborhoods. The figures from the General Plan show that approximately 56 percent of the City's land is designated for residential use, with the majority being targeted for lower density development. These density limitations control the amount of development on a given site and may increase the cost of development.



Zoning regulations can also limit residential development and subsequently may increase costs. The zoning districts have density limitations which must comply with the General Plan designation. The City provides density bonuses and other incentives to developers who construct at least 25 percent of their project as low and moderate income housing.

Building Code Requirements - The State of California requires that the City adopt the Uniform Building Code (UBC) for residential construction. This establishes minimum construction standards that apply to all residential structures. The City has also adopted Municipal Code regulations that address seismic safety, fire and security standards. These regulations are necessary for the public welfare, and revision of these codes to reduce construction costs is not in the best interest of public health and safety.

Development and Impact Fees - Since the adoption of Proposition 13 in 1978 and the subsequent reduction in tax revenue, California cities and counties have had to increasingly rely on development fees to cover the costs of the administrative duties necessary to comply with the applicable codes and regulations that govern development. These fees have an effect that increases the cost of housing.

Development fees in Santa Ana are set at a level to cover the actual servicing and regulating necessary for development. In a comparative analysis by the Building Industry Association of Orange County, Santa Ana was shown to have fees comparable to and in some cases lower than, other jurisdictions in Southern California.

Processing Requirements - Before development can occur, it is necessary that certain permits, inspections and approvals be obtained. These procedures, although necessary to ensure that the development is safe and in compliance with regulations, can lead to delays in projects and subsequently increase costs. This is especially true of projects that require discretionary actions.

Final action is generally taken on these projects within two months of application submittal. A survey of several Orange County cities shows that Santa Ana's processing times are comparable to those of other cities in the County.



In 1987, Santa Ana implemented a Development Processing Center to expedite the development process. The additional staffing and streamlined procedures have been designed to improve service and decrease processing delays.

On and Off-Site Improvements - Santa Ana is over 100 years old and most on and off-site improvements are in place throughout the City. There are, however, several undeveloped areas designated for residential use that will require improvements and infrastructure in some older provided areas may need to be replaced.

In the case of subdivisions, off-site improvements are the responsibility of the developer if a project generates the need for the improvements, which can include installation of curbs, gutters, sidewalks, sewers, street lighting and street trees. Additionally, some on-site improvements are required for planned residential developments. The on-site improvements may include private street development, landscaping and open space requirements.

Zoning Code Requirements - Other zoning regulations which may affect the costs of development include open space and parking requirements. Most residential zones have open space requirements which can have the effect of limiting densities. The current minimum lot size for single-family units, other than in a Planned development, is 6,000 square feet. Additionally, the PRD (Planned Residential Development) District requires that 50 percent of the total lot area be devoted to open space. Covered parking requirements can also increase the costs of development. The City, however, provides incentives for the construction of affordable units by allowing carports in lieu of garages in the PRD District if 25 percent or more of the units are for sale or lease as affordable units.

3.2 Non-Governmental Constraints

Various factors beyond the control of the government influence the cost, supply and distribution of housing. These factors include land, construction and financing costs, taxes and insurance, unlawful discrimination and the availability of land. These constraints are discussed below.

Land Cost - According to the City's Housing Division, in 1988, raw residential land ranged from \$12 to \$20 per square foot depending on its zoning and general plan designation. In terms



of cost per unit, the City helps to alleviate this constraint by offering density bonuses to developers who offer at least 25 percent of their units for sale or lease as affordable units. Additionally, for projects in Redevelopment areas, the City may utilize tax increment funds to lower the cost to the developer. Nonetheless, the City has no control over the market price of land, which is affected by speculation, decreasing supply and high demand.

Availability of Land - A major constraint to the development of new housing is the lack of suitable vacant sites. Of the 17,577 acres of land within the City, approximately 98 percent is developed. Additionally, of the two percent vacant land remaining, most is contained in small, scattered parcels. Available land that has the potential to become a future housing development site is indicated in Appendix F, Potential Development Sites.

Financing Availability and Costs - The availability of financing is critical to the purchase of existing housing or new units. Because of the stability of the housing market in Santa Ana, financing is generally available in all residential areas. If mortgage deficient areas are identified, these areas will be targeted for the Mortgage Assistance Program. Local governments are unable to control interest rates which are determined by national policies and economic conditions. Interest rates greatly influence the housing market for home buyers and indirectly for renters. Currently, conventional home loans for single-family units are at an interest rate of approximately 11.5 percent. Variable interest rate loans are between 8.5 and 9.5 percent. Prospective buyers interested in obtaining a home loan must meet income and credit qualifications and provide a down payment which, at an average of approximately 20 percent, is often cost prohibitive. This is a special problem for first-time buyers compared to existing homeowners who often have enough equity to cover the down payment on their next home.

Variable interest rates and other non-conventional financing methods allow for lower down payments, but typically require higher monthly income levels which can be equally prohibitive.

The City's Mortgage Assistance Program is designed to assist qualified moderate income home buyers in purchasing their first residence. By lending the first time homebuyer up to \$40,000 for down payment and closing costs, and deferring repayment for



five years, qualification for conventional funding is more obtainable. Another financing method used by the City is tax-exempt mortgage revenue bonds. In addition, there are government sponsored loan programs that aid qualified buyers in purchasing a home. These include Veterans Administration (VA) loans available to veterans of the armed services and Federal Housing Administration (FHA) insured loans which require smaller down payments than conventional financing methods.

Construction Costs - Labor and materials are a substantial portion of the cost of housing. The City's Building Department estimates that these costs range from \$40 to \$55 per square foot. Thus, for a 1,500 square foot home, it would take approximately \$67,500 to cover the cost of labor and materials.

To lower these costs, it would be necessary to reduce the amenities offered or take advantage of the cost savings involved with the use of factory built housing. The City of Santa Ana supports the use of factory built housing in an effort to promote affordable housing. Factory built housing is also subject to State and local building code regulations.

Unlawful Discrimination - The City does not have direct control of actions of landlords/managers of rental property or sellers of real property which result in discrimination based upon race, religion, sex, marital status, age, national origin or family size. Such discrimination can decrease the housing opportunities available to prospective renters and buyers. The City contributes CDBG funds to various local agencies such as the Orange County Fair Housing Council and the Orange County Human Relations Commission in an effort to prevent discrimination in the local housing market.

3.3 Opportunities

Land Inventory - As required by Government Code Section 65583(a)(3), the City of Santa Ana has prepared an inventory of land suitable for residential development or redevelopment, along with an estimate of growth that can be accommodated during the time frame of the element from 1989 to 1994. These sites are indicated in Appendix F.

General Plan - Residential land use designations in the General Plan have changed significantly since the 1984 Housing Element revision. At that time, zoning, rather than the general plan land use map determined residential density. A 1986 amendment



to the General Plan, however, requires that all residential densities be consistent with the general plan designation. The purpose of the amendment was to prevent the intrusion of multi-family residences into single family neighborhoods, to establish a residential density maximum where none previously existed, and to encourage high density residential projects in areas of the City where they would have the least impact on established single-family residences and where the traffic and other service needs could be more appropriately accommodated.

The District Centers of the City have thus been targeted as the areas of the City where high density residential projects of 90 dwelling units/acre or more will be accommodated. In addition to targeting these areas for high density residential projects, the City will encourage the use of density bonuses which will provide affordable housing units for up to 25 percent of the units developed under this program. City staff is also developing an intensity bonus program which would allow bonus residential uses on sites in the District Center which combine a residential component in a mixed use commercial/office development.

Zoning/Building Code Opportunities - The City of Santa Ana currently allows multi-family residential development (R-2/R-3 zoning) at densities of 15, 22 and 35 units per acre. Single-family detached homes (R-1) are allowed at a density of 7 units per acre. With the exception of Planned Residential Developments (PRD) or Specific Developments (SD), single-family homes are required to have a minimum 6,000 square feet of lot area. Changes to this ordinance to allow smaller lot sizes for single-family units, attached single-family houses and zero lot line developments are being developed.

State Codes - Two State requirements that have a direct impact on the cost and construction of housing are discussed below.

California Environmental Quality Act - The California Environmental Quality Act mandates an environmental review of all projects that have a significant effect on the environment. This review can cause processing delays that can result in additional costs to the project which are ultimately passed on to the buyer or renter. The City has created a position of an Environmental Coordinator whose duties include the expeditious processing and review of development projects under the CEQA guidelines.

Article 34 - Article 34 of the California Constitution requires voter approval for low rent housing projects proposed for development. Approval is required whether or not local funds are associated with the project. This requirement has all but stopped development of state or federally funded affordable housing. This requirement is undergoing review by the courts to determine its validity.



CURRENT HOUSING PROGRAMS - Recognizing the need for housing assistance to households and individuals at all income levels, the City, through its Housing Division, administers various housing programs. These programs are described below. They are funded at various levels, either locally or through state or federal grants and loans.

Section 8 Rental Assistance - Federal programs designed to subsidize rent and to provide new low-income housing.

Senior Shared Housing Programs - a local program designed to alleviate housing shortage for the elderly by matching Seniors with extra rooms to Seniors who either do not desire or for medical reasons cannot live alone.

Neighborhood Improvement Program - a local program that provides neighborhood organizations with opportunities for involvement in sponsoring improvements to the local housing stock.

Residential Rehabilitation - a federal and/or locally funded program that provides low interest loans for mobile homes, single-family homes and multi-family homes.

Historical Rehabilitation Program - State deferred loans and rebates for the rehabilitation of historic structures.

Mortgage Assistance Program - established to assist qualified moderate income first time homebuyers to purchase residences.

Homeless Assistance Programs - administered by the Housing Division. The Comprehensive Homeless Assistance Plan outlines a strategy developed by the City to address the homeless issue at both a local and regional level (local state and federal program).

Density Bonus Program - allows increases in residential densities in exchange for the provision of affordable units over a specified period of time.

Tax Exempt Bond Housing Development Financing - financial incentives to provide affordable units for new construction of single and multi-family projects.

Infill Acquisition and New Construction - a local program designed for the purchase of underutilized or blighted lots for the purposes of affordable housing development.



Opportunities for Energy Conservation - The largest components of household energy use, aside from auto transportation, are home heating and air conditioning and domestic water heating. As energy costs rise, households are being faced with increasingly unaffordable housing costs. Thus, it is necessary for the City to promote programs that will reduce energy consumption in the home.

The Energy Element of the Santa Ana General Plan identifies policies and programs which address and encourage energy-efficient planning. The City Building Department enforces the provisions of Title 24 and other State laws involving energy standards for residential structures. The City also promotes the energy-efficient design of buildings through its site plan review procedure. Additionally, District Center designations in the General Plan allow for mixed use and higher density development on major arterials, near freeway on and off ramps and other locations of transit access.

Manufactured Housing - This concept involves the use of pre-made or fabricated housing. Framing and other parts of a house are made in a factory, then transported to the site for assembly. This method results in a cost savings of 10 to 40 percent, depending upon the number of units, over conventional stick-built construction. These units have been proven to have reduced heating and cooling costs by as much as 30 to 50 percent.

Jobs/Housing Linkage - In order to provide further incentives and increased funding for housing, the City will undertake a study with a goal of implementing a linkage program between new commercial development and housing programs. These linkages will be designed to encourage urban activity centers or urban villages that will result in a more equal jobs/housing balance, and a reduction in transportation demands.



4. GOALS, OBJECTIVES AND PROGRAMS



The City of Santa Ana, in adopting the Housing Element, adopts the goals which follow as the framework for implementing its housing policies and programs over the five-year time frame of the Element.

GOAL 1: To return the City's substandard dwelling units to a decent, safe and sanitary condition. (Of the City's 72,629 dwelling units, 4,293, or 5.9 percent of the total housing stock, is estimated to be substandard, but are in such a condition as to be economically or structurally not suitable for rehabilitation, and 6,530, or nine percent are substandard but can be rehabilitated.)

Objective: Promote and encourage the rehabilitation of 6,530 units which include the rehabilitation of 3,317 owner-occupied units, and 3,211 rental units.

Policy: Maximize the impact of available public and private financial resources for the rehabilitation of substandard dwelling units and promote reinvestment in deteriorated housing and declining neighborhoods.

Program Action(s):

1. Continue support of privately operated neighborhood rehabilitation programs, such as Neighborhood Housing Services, Inc. for the rehabilitation of approximately 30 to 50 units.
 - Responsibility: Housing Services Department
 - Funding: CDBG and various other funds
 - Target Years: 1989-1994
2. Continue neighborhood programs which identify neighborhood-level need and assist in implementing rehabilitation loans, rebates, energy conservation measures and other home improvement programs for very low, low and moderate income level households. Approximately 500 rebates will be provided by the Rehabilitation Rebate Program over five years at approximately 100 rebates per year.
 - Responsibility: Housing Services Department
 - Funding: CDBG; Tax increment
 - Target Years: 1989-1994



3. Provide low-interest, long-term financing incentives for rehabilitation of approximately 550 single-family units over five years using the Self-Funded City Loan Program targeted at very low, low and moderate income households at approximately 110 loans per year.
 - Responsibility: Housing Services Department
 - Funding: Redevelopment Area Tax Increment, CDBG
 - Target Years: 1989-1994
4. To provide low-interest, long term financing for rehabilitation of approximately 375 multi-family units over five years (approximately 75 loans per year).
 - Responsibility: Housing Services Department
 - Funding: CDBG, Tax Increment; Rental Rehabilitation Program
 - Target Years: 1989-1994
5. In conjunction with rehabilitation programs, focus code enforcement activity on approximately 6,000 substandard and/or code deficient dwellings over five years (approximately 1,250 Notice of Violations per year) to gain compliance with minimum building standards. Continuation of Notice and Order activities at a rate of approximately 350 notices per year.
 - Responsibility: Planning and Building Agency, Code Enforcement Section
 - Funding: General Fund
 - Target Years: 1989-1994

GOAL 2: To maintain, preserve and upgrade the quality of existing residential neighborhoods and the City's support of sound housing for all groups of the community.

Objective: Through joint public/private partnerships, ensure that currently sound housing does not deteriorate and that the residential character and quality of the City's neighborhoods are preserved and enhanced through actions which include, but are not limited to, the implementation of neighborhood plans, rebates for exterior rehabilitation and code enforcement activities.



Policy: Encourage the continued maintenance of and investment in the City's neighborhoods.

Program Action(s):

1. Continue the Neighborhood Improvement Program designed to upgrade and reinforce neighborhood appearance through improvements to public property, information dissemination (including energy conservation information), neighborhood graffiti removal and cleanups, entryway treatments, participation in 12 neighborhood meetings per year, completing 10 neighborhood plans over five years and implementing the Keep America Beautiful program which promotes neighborhood pride through upkeep and beautification projects.
 - Responsibility: Housing Services Department (Neighborhood Improvement Program)
 - Funding: CDBG, Tax Increment Funds
 - Target Years: 1989-1994
2. Continue implementation of programs designed to improve residential single-family properties through the Rebate Program for approximately 500 rebates over five years (approximately 100 rebates per year).
 - Responsibility: Housing Services Department
 - Funding: CDBG, Tax Increment
 - Target Years: 1989-1994
3. In conjunction with rehabilitation programs, identify zoning violations which detract from reinvestment potential in neighborhoods. Continue issuing Notice of Violations at a rate of approximately 2,600 per year for zoning violations.
 - Responsibility: Planning and Building Agency, Code Enforcement Section
 - Funding: General Fund
 - Target Years: 1989-1994
4. In conjunction with rehabilitation programs, particularly those actions aimed at code deficient units, continue a program of zoning and building code enforcement designed to reduce overcrowding, preserve the housing stock in a safe and standard condition, and preserve and enhance the quality of life. Continue issuance of approximately 2,100 notice of violations for overcrowding and illegal occupancy.
 - Responsibility: Planning and Building Agency, Code Enforcement Section
 - Funding: General Fund
 - Target Year: 1989



Policy: Discourage the intrusion of multi-family and commercial uses into single-family neighborhoods.

Program Action(s):

1. Through the General Plan and the Zoning Code, prohibit incompatible non-residential uses in single-family neighborhoods; discourage zone changes which allow uses that may create adverse impacts in single-family residential areas such as noise, litter, light and glare, loitering, etc. which undermine the integrity of residential neighborhoods.
 - ° Responsibility: Planning Department
 - ° Funding: General Fund
 - ° Target Years: 1989-1994

Objective: Conservation of a mix of affordable housing units which optimize access to all economic, racial and social segments of the community through actions which include, but are not limited to, the City's operation of the Section 8 rental assistance program, and other housing assistance programs for low and moderate income and very low income groups.

Policy: Conserve existing affordable rental housing units from future loss to conversion to market rates.

Policy: Continue the provision of rental assistance through the Section 8 Rental Assistance Program to approximately 1,300 households per year for low/moderate income and very low income families.

Program Action(s):

1. Deny conversion of any apartments to condominiums for owner occupancy until such time as vacancy rates in the City are five percent or greater. (Except conversion for ownership of two or more units if approved via a conditional use permit.)
 - ° Responsibility: Planning Department
 - ° Funding: General Fund
 - ° Target Years: 1989-1994



2. Identify potential revenue sources and financing mechanisms to prolong existing affordability covenants. To the extent that they are available, federal, state, local and private (including nonprofit) sources and mechanisms will be coordinated by staff toward this end. Staff will also work through the federal and state legislative process to support or oppose legislation which would also impact the prolonging of affordability covenants.
 - Responsibility: Housing Services Division
 - Funding: General Fund
 - Target Years: 1989-1994
3. Explore the feasibility of conserving mobile homes as an affordable housing alternative through the creation of a zoning district designation for mobile home parks.

Policy: Promote equal housing opportunity for all economic, racial and social groups.

Program Action(s)

1. Continue to contribute to and cooperate with contracted services such as the Orange County Fair Housing Council, the Orange County Human Relations Commission and other housing agencies to discourage unlawful discrimination, resolve tenant/landlord disputes and provide equal housing opportunities.
 - Responsibility: Housing Services Department
 - Funding: CDBG, Tax Increment
 - Target Years: 1989-1994

GOAL 3: The City's goal is to promote and encourage the development of a range of housing stock suitable to the needs of and sufficient in number to house current and projected households. The projected need for 5,931 new housing units over the next five years is beyond the City's capacity to produce given recent trends in home building within Santa Ana. It is the City's goal to provide appropriate incentives and opportunities to the development community to, insofar as possible, match this demand with a balanced supply of housing.



Objective: Promote and encourage the creation of 5,931 new housing units and opportunities for all segments of the community. Of this figure, promote and encourage the creation of 862 new housing units for very low income households, approximately 1,296 units for low income households, 1,641 units for moderate income households, and 2,133 units for upper income households.

Policy: Maximize the use of remaining residential land in the City to encourage home ownership opportunities through creation of small lot subdivisions.

Policy: Identify infill housing sites throughout the City to provide housing opportunities for emergency shelter and transitional housing.

Program Action(s):

1. Utilize tax increment funding from redevelopment project areas to provide new ownership and rental units which are affordable to a cross-section of the community¹.
 - ° Responsibility: Redevelopment Agency and Housing Services Department
 - ° Funding: CDBG; Tax Increment
 - ° Target Years: 1989-1994
2. Continue to support non-profit housing development programs designed to assist moderate and lower-income homebuyers to construct new units.
 - ° Responsibility: Housing Services Department
 - ° Funding: CDBG
 - ° Target Years: 1989-1994
3. Encourage the development of high density residential projects as a component of mixed use projects by establishment of an intensity bonus program.
 - ° Responsibility: Planning Department
 - ° Funding: General Fund
 - ° Target Years: 1989-1994

¹ Redevelopment law generally requires that 20 percent of tax increment funds generated from redevelopment projects be used for low and moderate income housing and related activities. The City will set aside 30 percent of the tax increment funds from the North Harbor Redevelopment Project, 60 percent from the South Harbor Redevelopment Project and 20 percent from the South Main Redevelopment Project for low and moderate income housing.



4. Encourage planned unit developments on smaller lots (3,000-4,000 sq. ft.) at a density of approximately 11 units per acre and create a zoning district and general plan designation for this type of project.
 - Responsibility: Planning Department
 - Funding: General Fund
 - Target Year: 1989
5. Provide density bonuses and other incentives to developers who set aside 25 percent of their project as low-moderate income housing (based upon HUD defined affordable housing criteria).
 - Responsibility: Housing Services Department, Planning Department
 - Funding: General Fund
 - Target Years: 1989-1994
6. Utilize authority of the Redevelopment Agency, the Housing Authority and the City to issue tax-exempt mortgage revenue bonds to provide below-market interest rate financing for home purchase and for rehabilitation for purchase and development to the extent provided by current tax law.
 - Responsibility: Community Development, Housing Services Department
 - Funding: Various funds and grants
 - Target Years: 1989-1994
7. Provide assistance for the construction of 50 new housing units (approximately 10 per year) through the Infill New Construction Program for low and moderate income households.
 - Responsibility: Housing Services Department
 - Funding: Tax Increment
 - Target Years: 1989-1994

GOAL 4: Continually review the housing element to assure its consistency with other General Plan elements and identify unreasonable local constraints to housing development and attainment of Housing Element goals.

Objective: Schedule annual evaluations of Housing Element goals for Planning Commission and citizen review and comment.

Objective: Discourage adoption of building or zoning regulations that create unreasonable constraints to the production or rehabilitation of housing.



Policy: Maintain consistency of Housing Element with other General Plan elements and community goals.

Program Action(s):

1. Continue annual updates to the General Plan by staff with input from Planning Commission, City Council and the public.
 - Responsibility: Planning Department
 - Funding: General Fund
 - Target Years: 1989-1994
2. Provide citizen participation opportunities to the community by annual evaluations of the Housing Element which include public meetings of the Planning Commission.
 - Responsibility: Planning Department
 - Funding: General Fund
 - Target Years: 1989-1994
3. Review and assess local ordinances to determine their impact on the development of affordable housing and where necessary, revise codes or zoning regulations which present unreasonable constraints to housing production.

GOAL 5: To promote consideration of regional housing issues in the Housing Element and further compliance with County and Regional growth management plans.

Objective: Conduct an analysis of the City's jobs housing ratio to promote housing production sufficient to house the City's employment population.

Policy: Establish programs that encourage major employers that generate additional jobs to develop housing programs that provide a linkage between jobs and housing.



5. PRESERVATION OF ASSISTED HOUSING DEVELOPMENT



5.1 Introduction

This report amends the Housing Element of Santa Ana's General Plan which was adopted on June 9, 1989, and subsequently determined by the California Department of Housing and Community Development to be in compliance with State law. The purpose of this amendment is to bring the Housing Element into compliance with a recent amendment of Government Code Section 65583. Under this law, jurisdictions must evaluate the potential for currently rent restricted low-income housing units to convert to non-low-income housing and propose programs to preserve or replace those units. In addition, local jurisdictions must also quantify their existing objectives to reflect targeted income levels.

Recently, a great deal of attention has been focused on the existing stock of subsidized affordable housing and the potential loss of these units through the expiration of their affordability restrictions, or the prepayment of federally backed mortgages. In recognition of this threat to federally subsidized affordable housing, the Federal Emergency Low-Income Housing Preservation Act was enacted in 1988 and the Low-Income Housing Preservation and Resident Homeownership Act was enacted in 1990. These laws permit prepayment only in accordance with an action plan approved through the U.S. Department of Housing and Urban Development. The threat to affordable housing developed with state and local resources is a matter of significant concern as well. This report has been prepared with the specific purpose of quantifying the inventory of units at risk, analyzing the cost of replacing this housing or extending the term of affordability, identifying resources for preservation, and establishing objectives for local efforts and programs to facilitate the preservation of the affordable housing in Santa Ana.

Background On Subsidized Housing

The enactment of the Housing Act of 1949 established as a national goal the provision of "a decent home and suitable living environment for every American family". Through the late 1950's the Federal government worked to accomplish this goal, acting primarily through public housing authorities to build and operate housing for low-income families. In the early 1960's the Federal government, while maintaining its commitment to public housing, also established new housing programs that were intended to encourage private developers, owners, and managers to provide affordable housing. The National Housing Act of 1968 created federal mortgage insurance, below market interest rate loans, and operating



subsidies under the Sections 221 (d)(3), 221 (d)(4), and 236 programs which were very effective at encouraging the development of new affordable housing. Since 1961, nearly two million privately owned federally subsidized units of housing for low-income households have been constructed nationally.

More recently a myriad of state and local financing tools have been established to finance affordable housing. As was the case with federal subsidies, owners participating in these programs agreed to use restrictions which limited the amount by which rents could be raised for a specific period of time. The duration of the use restriction varied depending on the type of subsidy received, type of project owner, and the underlying mortgage financing. Many of the federal incentives provided established 40 year mortgages that prohibited prepayment without HUD's consent for 20 years and regulatory agreements that were coterminous with the mortgage. Many state or local programs had affordability requirements of as little as fifteen years.

Impact Of The Termination Of Housing Subsidies

Many of the privately owned affordable housing units constructed with public subsidies in the 1960's and 1970's will be eligible for conversion to market rate rentals or sale as condominiums in the 1990's. Four primary factors threaten the continued operation of this low-income housing stock:

1. Increased numbers of owners will become eligible to prepay their federal mortgages as their loans reach their twentieth anniversary with the largest effect being felt between 1990 and 1994.
2. Rental assistance contracts provided through the Loan Management Set Asides (LMSAs) are expiring with the largest effect being felt between 1997 and 1999. As a consequence, owners will experience a drop in rental income and tenants will no longer be assured that they can afford the rents.
3. Second notes on many older properties in the inventory will mature. Ownership will revert to the second note holders if the current owners are unable to pay off the second note at maturity.
4. The housing supply is aging. Given the change in tax benefits and the possible expiration of rental subsidies, owners face diminished after-tax returns



and reduced cash flows with which to meet repair and maintenance needs. In addition, the Tax Reform Act of 1986 now disallows the use of passive losses to offset income from such sources as salary, interest, dividends, and reduces other tax advantages for investors of low-income housing.

The conversion of a significant number of formerly subsidized low-income rental units to market rate housing will have an impact on tenants as follows:

1. Limited income households will be subjected to tremendous rent increases or displaced as the buildings are converted to market rate or sold to investors.
2. Alternative housing at affordable rents is not readily available for those who are displaced.
3. A number of the residents of units in questions are elderly for whom a move or eviction may be especially difficult.
4. Due to the high cost of new construction, it could be prohibitively expensive to replace this source of low-income housing once it converts to market rate rentals or condominiums.

5.2 Inventory Of Units at Risk

State law requires that the housing element identify at risk affordable housing for the planning periods of July 1, 1989 through June 30, 1994, and July 1, 1994 through June 30, 1999. A listing of the City's assisted housing projects for these planning periods is detailed in Table 1, beginning on page 54. The format of inventory includes data for project ownership, financing, unit configuration, level of affordability, tenant type, earliest date of subsidy termination and term of affordability. The intent of the housing element amendment is to focus preservation efforts on the initial five year planning period.

The overall inventory of affordable units identifies nineteen projects with a total of 808 residential units which have low income use restrictions which can be terminated within the 10 year analysis period from July 1, 1989 through June 30, 1999. The projects included in this inventory represent a variety of financing mechanisms which have been utilized to create the



affordable units. Forty percent of the overall inventory, or 324 units, received federal assistance under a program which will require that they be subject to the Federal Low Income Housing Preservation & Resident Homeownership Act. An additional twenty five percent, or 198 units, are not eligible to prepay the mortgage but are eligible to opt out of the Section 8 program. The 10 year inventory also includes four projects with a total of 224 units that are owned and operated by a nonprofit housing development corporation whose major purpose is the development and maintenance of low income rental housing units.

The following is a breakdown of the types of assistance programs utilized to develop Santa Ana's affordable housing stock for the ten year planning period and the number of units in each category:

1) FHA Section 236(J) (1)

Federally assisted projects which are subject to the Low-Income Housing Preservation & Resident Homeownership Act (LIHPRHA)

- * 112 units, Fairview Greens
- * 12 units, Highland West
(nonprofit mortgage; can not be prepaid)
- * 200 units, Wycliffe Plaza
(nonprofit mortgage; can not be prepaid)

2) FHA Section 221 (D) (4)

Federally assisted projects which have opt out risk and are not subject to LIHPRHA

- * 198 units, Rosswood Villas

3) Section 8 New Construction

- * 199 units, Santa Ana Towers

4) Federally assisted Section 8 Mod-Rehab

- * 6 units, 405 South Raitt (non profit)
- * 6 units, 411 South Raitt (non profit)



- * 10 units, 829 North Garfield
- * 6 units, 310 South Orange
- * 10 units, 702 South Raitt
- * 10 units, 1410 South Minnie
- * 6 units, 615 North French

5) Density Bonus Program

- * 5 units, 302 South Newhope
- * 3 units, 602-618 North Euclid
- * 2 units, 403 South Newhope

6) Tax Exempt Mortgage Revenue Bonds

- * 26 units, Harbor Pointe
- * 14 units, Tradewinds
- * 42 units, Villa Verde

7) Projects Assisted with Redevelopment Resources

- * 1 unit, 324 East Pine

There are three projects, or 511 units, which during the current planning period of July 1, 1989 to June 30, 1994 have the potential for loss of affordable units. The following is a summary of these projects and discussion of the status of their affordability.

1) Santa Ana Towers

The Santa Ana Towers is a 199 unit senior project which was financed conventionally with a Section 23 conversion to the Section 8 New Construction program. The date of the initial Housing Assistance Plan (HAP) agreement was December 5, 1972. The Section 8 contract expires on December 5, 1992 but may be extended for three 5 year periods to December 5, 2007. Currently, the Santa Ana Housing Authority, the United States Department of Housing and Urban Development, and the project owner are in the process of amending the annual contributions



contract and housing assistance payment contract to extend the terms of each.

2) Fairview Green Apartments

The Fairview Green Apartments is a 112 unit family project which was financed with the assistance of the FHA Section 236(J)(1) Loan Program. The date of loan closing for this project was May 16, 1974. The mortgage may be prepaid effective May 16, 1994. This project is subject to the restrictions of the Low Income Housing Preservation and Resident Homeownership Act and the owners will be required to develop an action plan prior to any change in affordable housing operations.

3) Wycliffe Plaza

Wycliffe Plaza is a 200 unit senior project financed with a loan under the FHA Section 236 (J)(1) program. The date of loan closing for this project was March 9, 1977. The mortgage can not be prepaid and will be paid off March 9, 2017. Additionally, 140 units in the project are assisted under a Section 8 contract which expires June 25, 1994; although, it may be extended for one five year period. At the present time it appears unlikely that the affordability of these units will be threatened. This determination is based on the nonprofit form of ownership for the project as well as weakness in the current rental market.

5.3 Analysis And Comparison Of Preservation And Replacement Costs

The following analysis has been prepared pursuant to the statutory requirements concerning local cost estimates for the production of new rental housing comparable in size and rent levels to replace at risk affordable units. Santa Ana lacks abundant vacant land suitable for residential development as it is over 97 percent built out. This condition requires that new residential development in the city be primarily focused on a mixture of duplexes and low density residential development. The following are cost estimates, excluding land, for the development of duplexes for a range of unit configurations:

DUPLEX - 2 Studio Apartments
@ 540 square feet

\$103,150



DUPLEX - 2 One Bedroom Apartments @ 660 square feet	128,850
DUPLEX - 2 Two Bedroom Apartments with 1.5 bathrooms @ 1,022 square feet	191,295
DUPLEX - 2 Three Bedroom Apartments with 2 bathrooms @ 1,206 square feet	223,035

These cost estimates are based on recent development expenses for comparable projects. An aggregate estimate of the total cost excluding land, for the production of new rental housing to replace the inventory of at risk affordable units is as follows:

Planning Period of July 1, 1989 through June 30, 1994

423	One Bedroom Apartments	\$27,251,775
56	Two Bedroom Apartments	5,356,260
32	Three Bedroom Apartments	<u>3,568,560</u>
	TOTAL	\$36,176,595

Planning Period of July 1, 1994 through June 30, 1999

7	Studio Apartments	\$ 361,025
267	One Bedroom Apartments	17,201,475
71	Two Bedroom Apartments	6,790,973
12	Three Bedroom Apartments	<u>1,338,210</u>
	TOTAL	\$25,691,683

While these estimates are indicative of the cost associated with producing replacement housing, the figures represent total necessary capital, a portion of which may be financed through available lending sources. The targeted level of affordability and form of ownership will greatly influence that portion of the replacement cost which may not be financed and must instead be advanced in the form of deferred loans and grants. A complete analysis of the financial feasibility of producing this replacement housing is beyond the scope of this housing element amendment.

At this time it is also not possible to reliably estimate the costs associated with preserving all of the at risk housing rather than producing replacement units. All three housing developments included on the inventory for the July 1, 1989,

TABLE 19

CITY OF SANTA ANA
ASSISTED AFFORDABLE HOUSING PROJECTS

PROJECT NAME	PROJECT ADDRESS	DEVELOPER/OWNER ADDRESS	FINANCE PROGRAM	TYPE UNIT	#UNITS #AFF'BL	%MEDIAN INCOME	TENANT TYPE	EARLIEST DATE OF SUBSIDY TERM FHA SEC 8 REG AGRMENT	TERM OF AFF'BLTY
Planning Period July 1, 1989 to June 30, 1994									
Santa Ana Towers	401 W. First Street	SBD Properties Real Estate Marketing Mgmt. 901 Civic Center Dr., Ste 340 Santa Ana, CA 92703	Section 8 New Construction	199-1bdrm	199 199	50%	Seniors	12/05/92 (+5)	30 years
Fairview Green Apts.	2601 S. Fairview St.	Goldrich & Krest 5150 Overland Avenue Culver City, CA 90231	FHA Sec. 236(J)(1)	24-1 bdrm 56-2 bdrm 32-3 bdrm	112 112	50%	Families	05/16/94 (+20)	20 years
Wycliffe Plaza	1401 N. Flower St.	Wycliffe Plaza, Inc. 1401 N. Flower St. Santa Ana, CA 92701 (Non profit)	FHA Sec. 236(J)(1) Sec. 8	200-1 bdrm	200 140	50%	Seniors	03/09/17 06/25/94 (+5)	40 years (FHA) 15 years (Sec. 8)
Subtotal					511				
Subtotal					451				
Planning Period July 1, 1994 to June 30, 1999									
Rosswood Villa	100 N. Ross	Goldrich & Kest 5150 Overland Culver City, CA 90230	FHA-Sec. 221(D)(4)	198-1-bdrm	199 198	50%	Seniors	08/06/94 (+5)	20 years (FHA) 15 years (Sec. 8)
Highland West	1128 Highland Avenue	Southwest SA Housing Mgmt. 2032 W. Glenwood Place Santa Ana, CA 92703 (Non profit)	FHA-Sec. 236 (J)(1) Sec. 8 (only 2 units)	12-2-bdrm	12 12	50%	Families	12/10/14 5/31/95 (+5)	40 years (FHA) 15 years (Sec. 8)
	829 N. Garfield	Warren & Carol Haver c/o Dick Seifert P.O. Box 1888 Santa Ana, CA 92702	Sec 8 MOD Rehab	3-2 bdrm 7-1 bdrm	10 10	50%	Families	05/19/98	15 years
	310 S. Orange	Pedro Garcia 1916 W. 16th Street Santa Ana, CA 92706	Sec. 8 MOD Rehab	2-1 bdrm 4-2 bdrm	06 06	50%	Families	05/31/98	15 years
	702 S. Raitt	Coogan Properties 3814 Channel Pl. Newport Beach, CA 92663	Sec. 8 MOD Rehab	10-1 bdrm	10 10	50%	Families	01/31/98	15 years
	1410 S. Minnie	Coogan Properties 3814 Channel Pl. Newport Beach, CA 92663	Sec. 8 MOD Rehab	6-1 bdrm 4-3 bdrm	10 10	50%	Families	02/14/98	15 years

11/16/92

TABLE 19 (Cont'd)
CITY OF SANTA ANA
ASSISTED AFFORDABLE HOUSING PROJECTS

PROJECT NAME	PROJECT ADDRESS	DEVELOPER/OWNER ADDRESS	FINANCE PROGRAM	TYPE UNIT	#UNITS #AFF'BL	%MEDIAN INCOME	TENANT TYPE	EARLIEST DATE OF FHA	SUBSIDY TERM SEC 8	REG AGRMENT	TERM OF AFF'BLTY
Planning Period July 1, 1994 to June 30, 1999 (Cont'd)											
	615 N. French	Fred Valdivia 1312 N. Durant Santa Ana, CA 92706	Sec. 8 MOD Rehab	4-1 bdrm 2-Bach	06 06	50%	Families		03/31/99		15 years
	405 S. Raitt	Civic Center Barrio Housing 431 S. Bristol, Ste. #6 Santa Ana, CA 92703 (Non profit)	Sec. 8 MOD Rehab	3-2 bdrm 3-3 bdrm	06 06	50%	Families		05/19/98		15 years
	411 S. Raitt	Civic Center Barrio Housing 431 S. Bristol, Ste. 6 Santa Ana, CA 92703 (Non profit)	Sec. 8 MOD Rehab	3-2 bdrm 3-3 bdrm	06 06	50%	Families		05/19/98		15 years
	302 S. Newhope	Boye Pederson 9969 Merced River Dr. Fountain Valley, CA 92708	Density Bonus	3-2 bdrm 2-3 bdrm	20 05	80%	Families			05/22/96	10 years
	602-618 N. Euclid	Quy Duc Nguyen P.O. Box 12262 La Cresenta, CA	Density Bonus	3-2 bdrm	12 03	80%	Families			03/20/98	10 years
	403 S. Newhope	Mark Ainslie 134 Avenida Barcelona San Clemente, CA	Density Bonus	2-2 bdrm	15 02	80%	Families			02/11/98	10 years
Tradewinds	1609 N. Bush	1609 Tradewinds Proptimal Mgmt. 23201 Mill Creek Dr., #260 Laguna Hills, CA 92653	Tax Exempt Bond Issue	5-bach 7-1 bdrm 2-2 bdrm	70 14	80%	Families			08/15/95	10 years
Harbor Pointe Apts.	1500 N. Harbor	Classic Development 17682 Mitchell N. Irvine, CA 92714	Tax Exempt Bond Issue	12-1 bdrm 14-2 bdrm	130 26	80%	Families			08/15/95	10 years
Villa Verde	4200 W. First	Joe J. Jeon 303 Sixteenth Street Santa Monica, CA 90402	Tax Exempt Bond Issue	20-1 bdrm 22-2 bdrm	210 42	80%	Families			09/25/97	10 years

11/16/92

TABLE 19 (Cont'd)
CITY OF SANTA ANA
ASSISTED AFFORDABLE HOUSING PROJECTS

PROJECT NAME	PROJECT ADDRESS	DEVELOPER/OWNER ADDRESS	FINANCE PROGRAM	TYPE UNIT	#UNITS #AFF'BL	%MEDIAN INCOME	TENANT TYPE	EARLIEST DATE OF SUBSIDY TERM			TERM OF AFF'BLTY
								FHA	SEC 8	REG AGRMENT	
Planning Period July 1, 1994 to June 30, 1999 (Cont'd)											
	324 E. Pine	Eric Wilkerson 10808 Overland Avenue Culver City, CA 90230	Redevelopment Agency Assistance	1-1 bdrm	03 01	80%	Senior			10/06/96	10 years
Subtotal					725						
Subtotal					357						
Total Number of Units 10 Year Planning Period					1,236						
Total Number of Units 10 Year Planning Period					808						
Planning Period after June 30, 1999											
	607 S. Main	Ta-Shyong Lin Post Office Box 18530 Irvine, CA 92713 (Non profit)	Sec. 8 MOD Rehab	2-bach 2-1 bdrm 2-2 bdrm	06 06	50%	Families			09/30/99	15 years
	3524 W. Washington	Civic Center Barrio Housing 431 S. Bristol, Ste. 6 Santa Ana, CA 92703 (Non profit)	Sec. 8 MOD Rehab	3-2 bdrm 1-3 bdrm 3-4 bdrm 1-5 bdrm	08 08	50%	Families			09/30/00	15 years (Sec. 8 MOD-Rehab)
	415 & 417 Birch	Richard Timboe 1019 N. Eastside Santa Ana, CA 92701	CHFA Rehab Loan	3-1 bdrm	07 03	80%	Families			08/1/10	15 years
Sullivan Manor	2516 W. First	Stern Goldrich Kest 8383 Wilshire Blvd. Beverly Hills, CA 90211	FHA-Sec. 221(D)(4) Sec. 8	32-2 bdrm 18-3 bdrm 4-4 bdrm	54 54	50%	Families			06/03/03	20 years (FHA) 19 years (Sec. 8)
Vintage Woods	3900 W. 5th	Classic Development 17682 Mitchell N. Irvine, CA 92714	Tax Exempt Bond Issue	17-1 bdrm 17-2 bdrm	170 34	50%	Families			08/08/03	15 years
Bentley Park	3200 W. Fifth	Ridgewood Development, Inc. 151 Kalmus, Ste. J-5 Costa Mesa, CA 92626	Redevelopment Agency Assistance	8-1 bdrm 38-2 bdrm	232 46	80%	Families			06/30/03	15 years
Sycamore Retirement Apts.	200 S. Sycamore	Sycamore Retirement Apts. Ltd. 19642 Vista Del Valle Santa Ana, CA 92705 (Non profit)	Tax Exempt Bond Density Bonus	10-1 bdrm 5-2 bdrm	58 15	50%	Senior			07/07/04 07/17/19	15 years (tax exempt) 30 years (density bonus)

TABLE 19 (Cont'd)
CITY OF SANTA ANA
ASSISTED AFFORDABLE HOUSING PROJECTS

PROJECT NAME	PROJECT ADDRESS	DEVELOPER/OWNER ADDRESS	FINANCE PROGRAM	TYPE UNIT	#UNITS #AFF'BL	%MEDIAN INCOME	TENANT TYPE	EARLIEST DATE OF SUBSIDY TERM FHA SEC 8 REG AGRMENT	TERM OF AFF'BLTY
Planning Period after June 30, 1999 (cont'd)									
Jackson Park	300-304 N. Jackson	Civic Center Barrio Housing 431 S. Bristol, Ste. 6 Santa Ana, CA 92703 (Non profit)	Redevelopment Agency and City Assistance	7-4 bdrm	07 04	50%	Families		*
	1060 W. 3rd Street	Civic Center Barrio Housing 431 S. Bristol, Ste. 6 Santa Ana, CA 92703 (Non profit)	Redevelopment Agency and City Assistance	4-3 bdrm 2-1 bdrm	06 06	80%	Families		*
	301 S. Cypress	Civic Center Barrio Housing 431 S. Bristol, Ste. 6 Santa Ana, CA 92703 (Non profit)	Redevelopment Agency Agency Assistance	1-5 bdrm	01 01	80%	Families		*
	638-642 E. Adams	Civic Center Barrio Housing 431 S. Bristol, Ste. #6 Santa Ana, CA 92703 (Non profit)	Redevelopment Agency CDBG Tax Credit Assistance	6-3 bdrm	06 06	60%	Families		*
Subtotal					555				
Subtotal					183				
Total Number of Units					1,791				
Total Number of Assisted Affordable Units					991				

* These projects will be restricted as affordable until Section 8 certificates/vouchers are no longer available from the United States Department of Housing and Urban Development (HUD).
11/16/92



through June 30, 1994, planning period are considered HUD assisted projects, and most of the assistance necessary to preserve these units is anticipated to be made available by the federal government. The City of Santa Ana is prepared to assist in preserving these units as well, through the advance of predevelopment funds, equity contributions, and deferred loans for rehabilitation expenses.

The availability of land and costs associated with new construction in Santa Ana greatly influence any comparison of public policy options with respect to producing new housing units or working to preserve the existing affordable housing. Costs associated with preserving the existing affordable housing units are anticipated to be significantly less than for new construction.

5.4 Resources For Preservation

Resources for the preservation of subsidized housing include both public and nonprofit organizations that have the legal and managerial capacity to acquire and manage assisted housing developments, as well as direct financing and subsidy programs through federal, state, or local sources.

Public Agency and Non profit Corporation Resources

The City of Santa Ana's Preservation Program includes the following activities:

1. Evaluation of legal and procedural framework for preservation.
2. Identification and monitoring of threatened projects.
3. Analysis of factors that influence an owner's decision to terminate the operation of subsidized housing.
4. Determination of the feasibility of an entity acquiring and preserving subsidized housing.
5. Analysis of federal, state, and local financial incentives to deter conversion and assist with acquisition and preservation of subsidized housing.



6. Provision of technical assistance to developers, nonprofit corporations, and resident councils interested in negotiating the acquisition of subsidized housing.

In order to ensure the effectiveness of this program, it is the intent of the City to identify all interested public agencies and nonprofit housing corporations that have the legal and managerial capacity to acquire and manage assisted housing developments. The following groups have been included on the State Department of Housing and Community Development's List of Entities interested in Right of First Refusal Program for Orange County.

H.O.M.E.S. Inc. (Non profit)
Twelve Pack Enterprises (For profit)
HomeAid (For profit)
Southern California Presbyterian Homes (Non profit)
Golden State Mobile Home Owners (Non profit)
Ralph Carrico (For profit)
Flory, Olson and Van Osdel (For profit)
St. Vincent De Paul (Non profit)
Zucker Systems (For profit)

In addition to these groups, there are presently three community based nonprofit housing development corporations operating in Santa Ana that have the interest and capacity to acquire and manage subsidized housing. These groups include:

Civic Center Barrio Housing Corporation
Orange County Community Housing Corporation
Santa Ana Neighborhood Housing Service

While the City of Santa Ana operates an independent Housing Authority, this organization does not currently own or operate housing. Contacts will be initiated however with other public agencies that may have an interest in acquiring and managing subsidized housing.

Financing/Subsidy Resources

Under the provisions of the Low-Income Housing Preservation and Resident Homeownership Act of 1990 (the Act), the owners of federal, mortgage subsidized affordable housing interested in continuing to operate the housing, are entitled to incentives sufficient to yield eight percent of the preservation equity of the project, limited by the federal cost limits and subject to appropriations. Incentives



available include rent increases, increases in Section 8 contract rents, additional Section 8 certificates, access to excess reserves, and residual receipts, flexible subsidies, or Section 241(d) insurance for capital improvements, equity take-out loans under Section 241(f), and possible redirection of Section 236 interest reduction payment to a second mortgage. These incentives are negotiated by the owner and the U.S. Department of Housing and Urban Development and must be sufficient to cover the annual authorized return, debt service on any rehabilitation loan, debt service on the HUD mortgage, operating expenses, and adequate reserves.

Owners of federal mortgage subsidized affordable housing interested in a voluntary sale to a priority purchaser such as a tenant council, nonprofit corporation, or state/local agency can trigger the availability of HUD financial assistance subject to appropriations. Through this approach HUD must provide assistance sufficient to enable acquisition at a purchase price not greater than the project's preservation value, to pay the debt service on the mortgage and any rehab loan, to meet project operating expenses and adequate reserves, and to receive an adequate return on any cash investment made to acquire the project. Priority purchasers have access to the following assistance, some of which is unavailable to other qualified purchasers: 1) Insurance for financing up to 95 percent of the preservation equity under the Section 241 (f) program; 2) Grants up to the present value of the total of projected published fair market rents for Section 8 existing housing for the next ten years; and 3) Reimbursement for certain transaction expenses.

The Low-Income Housing Preservation and Resident Homeownership Act of 1990 does not cover Section 8 opt - outs, and expirations, and owners retain the decision whether or not to remain in the program, after receiving an offer from HUD to increase the contract rents up to the Section 8 existing fair market rent.

Additional federal, state, and local resources available to assist in preserving subsidized affordable housing include the following:

1. **Home Investment Partnership Act (HOME)** - The City of Santa Ana expects to receive \$1,600,000 in HOME funds for fiscal year 1993. To the extent permissible under federal regulations the City is prepared to allocate a portion of this resource towards preserving affordable housing.



2. **Community Development Block Grant (CDBG)** - Of the \$10,600,000 anticipated to be available to the City of Santa Ana in fiscal year 1993, only a portion is designated to the Housing Division for housing related activities. The City has been a Community Development Block Grant (CDBG) Entitlement Community since 1974. Every year approximately 12 to 13 percent of the CDBG allocation is directed toward meeting affordable housing objectives. Additionally, all program income received from the CDBG revolving loan program for the rehabilitation of existing housing is reused to fund additional rehabilitation projects. With program income included, the City allocates approximately 20 percent of available CDBG funds to meet affordable housing objectives.
3. **Rental Rehabilitation Repayments** - The Rental Rehabilitation Program provides below-market rate deferred loans or grants to investor/owners of apartment buildings. To the extent permissible under regulation, a portion of any repayment funds can be allocated by the City towards preserving affordable housing. Funds available through this source are limited and uncertain as they are based on repayments on executed deferred loans.
4. **Rental Certificates And Rental Vouchers** - Through the City's Housing Authority certificates and vouchers are provided for low-income families and individuals. The Housing Authority may direct rental certificate and voucher holders towards preserving units at risk.
5. **Redevelopment Housing Set Aside** - The Santa Ana Redevelopment Agency maintains active programs utilizing the Housing Set Aside funds. The annual budget is approximately \$3,000,000 million. The housing fund is an appropriate and allowable source of funds to preserve units at risk of conversion. Funds for preservation can be allocated on an as-needed basis by the Redevelopment Agency.
6. **Tax Exempt Bond Financing** - The Santa Ana Housing Authority, the Santa Ana Community Redevelopment Agency, as well as the County of Orange have the capacity to issue multi-family revenue bonds. It is anticipated that any of these entities could utilize this resource to offer incentives for preservation of expiring bond issue



units (refunding) as an economic incentive to replace conventional financing for other units at risk of conversion.

7. **Low-Income Housing Tax Credit (LIHTC)** - The availability of federal and state low-income housing tax credits will assist with future preservation efforts.

5.5 Quantified Objectives for Preservation

During the July 1, 1989 through June 30, 1994 planning period, a total of three housing developments containing 511 affordable units are at risk. Two of these developments, Santa Ana Towers and Wycliffe Plaza, are eligible for extensions to existing Section 8 rental assistance contracts and in the current housing market are considered unlikely to opt out of the program. In addition, Wycliffe Plaza is ineligible to prepay the federally assisted mortgage prior to the year 2017. The inability of this property owner to prepay their mortgage will assure that the affordability of these units is maintained well into the future.

The Fairview Green Apartments, is eligible for mortgage prepayment in May 1994, and has been identified by the City of Santa Ana for a concerted preservation effort. This 112 unit housing development, affordable to families earning 50 percent of the county median income was developed through the FHA Section 236(J) (I) Program.

For the planning period through June 30, 1994, it is the objective of the City of Santa Ana to retain as affordable housing all 112 units threatened due to the possible prepayment of the federally insured mortgage for the Fairview Green family apartments. After an evaluation of this project, the City has determined that preservation of these at-risk units is feasible.

5.6 Programs For Preservation

1. **Evaluating Legal And Procedural Framework For Preservation**

Federal law in the area of affordable housing preservation establishes significant restrictions upon an owner's ability to terminate the affordability restrictions on housing developed with a federal subsidy. The intent of federal law in this area has been to preserve and retain subsidized units to the maximum



extent possible, minimize displacement of tenants in residence, and continue partnerships between all levels of government and property owners. Addressing the challenges to long term affordability for units developed with state and local resources has become a matter of increasing concern in California was well.

Santa Ana's efforts to preserve affordable housing will include an ongoing evaluation of the legal and procedural framework established through regulatory mandates imposed by all levels of government. In the area of federally assisted housing, evaluation will be conducted of the Notice of Intent process, Plan of Action procedure, availability of federal incentives in exchange for extended low-income use restrictions, modification to regulatory agreements, and Section 8 contractual obligations of covered projects. In the area of state or locally assisted affordable housing, while there are currently no overriding regulations imposed, Santa Ana will review the regulatory agreements of each development to ascertain which preservation approach will be most appropriate, especially in regard to locally assisted, bond financed, and density bonus projects.

2. Identification And Monitoring Of Threatened Projects

Identifying and monitoring threatened projects is an important component of Santa Ana's program for preservation. An initial inventory of projects has been included as part of this amendment to the City's housing element. The City is committed to obtaining accurate information on each at risk project and maintaining ongoing contact with the respective regulatory agencies, lenders, and property owners. As part of Santa Ana's Housing Element amendment, a determination has been made regarding the legal status of each threatened project. Additional information necessary to assess the feasibility of acquisition is now necessary. This information includes copies of Promissory Notes, Deed of Trust or mortgages, regulatory agreements, subsidy contracts, financial statements, physical inspection reports, agency audits, and actual rent schedules. This information will be obtained, to the extent available, as part of the City's preservation program.



3. Analysis Of Factors That Influence An Owner's Decision To Terminate The Operation Of Subsidized Housing

As part of the City of Santa Ana's program for preservation, each threatened subsidized housing development will be analyzed to determine the likelihood that the property owner will repay the mortgage, opt out of rent subsidy programs or bring rents to market at the conclusion of regulatory agreements. This analysis while being grounded in the operating data for each project, such as ownership type, existing rent structure, net income, and owners's tax situation, will also include local housing market conditions and factors such as market rents, vacancy rates, and appreciated property values. Through this analysis of the Santa Ana housing market, key factors that motivate property owners will be better understood, advantages and disadvantages to terminating the operation of subsidized housing explored and potential incentives to encourage continued subsidized housing operation identified.

4. Determination Of The Feasibility Of An Entity Acquiring And Preserving Subsidized Housing

The City of Santa Ana's preservation program includes the provision of careful feasibility analysis to determine: 1) Whether an owner is willing to sell to a nonprofit developer or some other entity interested in maintaining the affordable housing; 2) Whether interested parties have the capability to own and manage the property and provide quality housing to low-and very-low income households; and 3) Whether potential buyers with the City's assistance can raise sufficient debt and equity funds to cover predevelopment expenses, purchase the project, make necessary improvements and manage the property. Preparing a feasibility study can be quite complex and the City as part of its preservation program is prepared to assist in the evaluation of the physical, financial, and management needs of an existing building as well as in identifying financing to acquire, make improvements, and manage the project.



5. Analysis Of Federal, State And Local Financial Incentives To Deter Conversion And Assist With Acquisition And Preservation Of Subsidized Housing

Identifying and determining the availability of financial incentives to deter conversion and assist with acquisition and preservation of subsidized housing is an ongoing part of the City of Santa Ana's program for preservation. A summary of potential resources for preservation are included as part of this housing element amendment. Even in instances where a purchaser assumes the existing mortgage and operating subsidies, significant additional financial support is anticipated to be required to finance the difference between the purchase price and outstanding mortgages, as well as for predevelopment expenses, and to make needed physical repairs or improvements. Sources of funding for these items are expected to be quite varied throughout the period of time in which subsidized housing development may be threatened. The City of Santa Ana is prepared to track current financial incentives and analyze their applicability to the preservation effort.

6. Provision Of Technical Assistance To Developers, Nonprofit, Corporations And Resident Councils Interested In Negotiating The Acquisition Of Subsidized Housing

The Federal Low-Income Housing Preservation and Resident Homeownership Act of 1990, includes a 12 month "Right of First Offer" period for priority purchasers including resident councils, nonprofit organizations, and state or local agencies that agree to maintain the affordability restrictions for a project's useful life. The City of Santa Ana is prepared to provide technical assistance to these groups as well as to other interested parties that seek to preserve affordable housing developed with federal, state or local resources.

5.7 Quantified Objectives By Target Income Group

In addition to addressing the preservation of assisted housing, this amendment also quantifies the existing objectives in the Housing Element by target income groups. The following table shows the City's existing objectives broken down by target income households for a one year and/or five year periods. These figures reflect the City's total goals for the low, very low, moderate, and upper income target households incomes.

TABLE 20

QUANTIFIED OBJECTIVES OF HOUSING PROGRAM

By Target Income Group

Objectives	Very Low		Low		Moderate		Upper		Totals	
	<u>Annual</u>	<u>Five Year</u>	<u>Annual</u>	<u>Five Year</u>	<u>Annual</u>	<u>Five Year</u>	<u>Annual</u>	<u>Five Year</u>	<u>Annual</u>	<u>Five Year</u>
New Construction	---	862	---	1,296	---	1,641	---	2,133	---	5,932
Rehabilitation										
• Neighborhood Housing Service	---	17	---	23	---	---	---	---	---	40
• Neighborhood Rebates	18	90	62	310	20	100	---	---	100	500
• Self Funded City Loan Program	20	99	68	341	22	110	---	---	110	550
• Multi-Family Units	20	101	30	150	25	124	---	---	75	375
Conservation										
• Notice of Violations	1,208	6,040	1,208	6,040	604	3,020	---	---	3,020	15,100
• Single Room Occupancies	---	158	---	---	---	---	---	---	---	158
• Units At Risk	---	112	---	---	---	---	---	---	---	112
RHNA Goal:		862		1,296		1,641		2,133		5,932

Note: The objectives listed above have been extracted from the Housing Element adopted in 1989, with the exception of single room occupancies and units at risk.



APPENDICES



APPENDIX A

Definition of Commonly Used Terms

DEFINITION OF TERMS

ADEQUATE HOUSING

Housing which is structurally sound, weather tight, with adequate cooking and plumbing facilities, heat, light and ventilation; and provides enough rooms for its occupants within the economic means of the household.

AFFORDABLE HOUSING

The federal standard for affordable housing is that no more than 30 percent of the household income is paid for shelter.

CODE ENFORCEMENT

City actions implemented to carry out the provisions of the Uniform Housing Code, Uniform Building Code, Zoning Code and other regulations to maintain City standards for proper use and development.

COMPREHENSIVE HOMELESS ASSISTANCE PROGRAM

State required planning document which assesses and monitors housing and other social services for the homeless.

CONDOMINIUM CONVERSIONS

A change from the rental or leasing of a residential dwelling to the ownership of the residential unit, e.g. condominium, cooperative or similar form of ownership.

DEPARTMENT OF FINANCE

State department responsible for population estimates provided to cities each year. Estimates are used for state tax and fee disbursements to the regional and municipal levels.

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD)

State department responsible for preparation of the Statewide Housing Element and Housing Element Guidelines, review of local housing elements, and technical assistance for local jurisdictions.

DETERIORATED HOUSING

A residential unit having one or more major defects contributing to the poor condition of a structure as reflected by lack of adequate repair and maintenance. (See Housing Conditions).

DILAPIDATED HOUSING

Units which are unsafe for occupancy due to structural or health hazards and cannot be rehabilitated at a reasonable cost, thus needing to be replaced.

FAMILY

Two or more related people living together in a household (e.g. married couple or adopted person living in a household).

FEMALE HEAD OF HOUSEHOLD

Household headed by a female with children.

GENERAL PLAN

Document which addresses land use issues through data analysis, policy and implementation programs which are all consistent with long-range plans the jurisdiction.

GROUP QUARTERS

A place where ten or more unrelated individuals share common dining room(s) and common entrances; ten or more unrelated individuals not living in a household.

HOMELESS

Families or persons with no fixed or adequate and clean residence.

HOUSING ASSISTANCE PLAN (HAP)

A planning document required by the Federal Department of Housing and Urban Development to assess community housing needs and to link local housing activities closely into the community development and comprehensive planning process. Required of cities utilizing block grant funds for housing projects.

HOUSEHOLDS IN NEED

Those lower income households paying over 30 percent of their income for housing.

HOUSING ELEMENT

Document which consists of identification and analysis of existing and project housing needs and a statement of goals and objectives and scheduled programs for preservation, improvement and development of housing.

HOUSING STOCK CONDITIONS

The structural condition of housing within a jurisdiction; condition can be categorized as:

- a) sound (good) condition
- b) suitable for rehabilitation (substandard, deteriorated condition)
- c) not suitable for rehabilitation--those units which are not structurally sound and where the cost of rehabilitation will exceed 90 percent of the projected market value after rehabilitation (dilapidated, deteriorated condition).

HOUSING UNIT

The place of permanent usual abode of a person or persons in a single family dwelling, in a single unit in a two family dwelling or, a single unit in a multi-family dwelling.

- a) single family unit - Unattached housing unit with open space on all sides. Single family units which are attached are categorized as condominiums.
- b) multi-family unit - housing unit attached to another along sides, floors and/or ceiling.

HOUSEHOLD

All persons occupying a residential unit.

INCOME RANGES

Those categories established for the purpose of defining households of low, moderate and upper income.

- a) Above Moderate Income - above 120 percent of the County median income
- b) Moderate Income - between 81 percent to 120 percent of the County median income
- c) Lower Income - less than or equal to 80 percent of the County median income
- d) Very Low Income - less than or equal to 50 percent of the County median income

JOBS/HOUSING BALANCE

A 1:1 correlation between employment (jobs) and households (dwelling units).

LARGE FAMILY

A family of five or more.

MANUFACTURED HOUSING

Housing that is predominately constructed off-site and assembled at the housing site.

OVERCROWDING

Households which have 1.01+ persons per room.

REHABILITATION

Actions to restore a structure to sound conditions. (See Housing Stock Conditions.)

REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

Regional Housing Needs Assessment developed by Southern California Association of Governments (SCAG) which provides information on current and project housing needs (1989-1995) for each community in the region. Information includes, but is not limited to, needs by income category, tenure projections and farmworker needs.

SECTION 8

An existing housing program for low and moderate income families and elderly. The program operates by providing "housing assistance payments" to owners, developers and public housing agencies to make up the difference between the "Fair Market Rent" of a unit, and the tenant's contribution toward the rent (not more than 30 percent of the tenant's income). This existing program gives a subsidy to the owner of an existing housing unit wherever an eligible family rents that unit.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG)

The Council of Governments established by local governments in Los Angeles, Orange, Ventura, San Bernardino, Riverside, and Imperial Counties to facilitate regional planning for the area.

SPECIAL NEEDS

Assessment of the special needs of such groups as large families, farmworkers, elderly, handicapped and families with female heads of households.

SUBSTANDARD HOUSING

Refers to all deteriorated and dilapidated housing.



APPENDIX B
Housing Assistance Plan

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
ENTITLEMENT PROGRAM

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY

City of Santa Ana, California

2. GRANT NUMBER

B - 8 9 - M C - 0 6 - 0 5 0 8

PERIOD OF APPLICABILITY

FROM: October 1, 1988 TO September 30, 1991

3. HUD APPROVAL

Benjamin J. Bell 11/18/88

(Signature of Authorized Official)

(Date)

4. DATE OF SUBMISSION

October 25, 1988

☐ Original ☒ Revision ☐ Amendment

PART I - HOUSING ASSISTANCE NEEDS

TABLE I - HOUSING STOCK CONDITIONS

	TENURE TYPE	STANDARD UNITS		SUBSTANDARD UNITS		SUBSTANDARD UNITS SUITABLE FOR REHAB		
		OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS	VACANT UNITS	OCCUPIED UNITS		VACANT UNITS
						Total	Lower Income	
		A	B	C	D	E	F	G
6	Owner	32,132	257	4,594	37	3,493	1,069	30
7	Renter	28,236	1,158	4,607	189	2,963	2,163	121

TABLE II - RENTAL SUBSIDY NEEDS OF LOWER INCOME HOUSEHOLDS

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		H	I	J	K
8	Very Low Income	1,695	4,663	2,101	8,459
9	Percent	20.0 %	55.1 %	24.9 %	100%
10	Other Lower Income	243	3,003	1,151	4,397
11	ETR	-0-	280	119	399
12	To be Displaced	12	103	270	385
13	Total	1,950	8,049	3,522	13,521
14	Percent	14.0 %	60.0 %	26.0 %	100%

PART II - THREE YEAR GOAL

TABLE I - UNITS TO BE ASSISTED

		REHABILITATION OF SUBSTANDARD UNITS	NEW CONSTRUCTION	CONVERSION TO STANDARD UNITS	HOME IMPROVEMENTS
		L	M	N	O
15	Owner	300	152	-0-	-0-
16	Renter	150	250	-0-	-0-

(UNITS EXPECTED TO ASSIST LOWER INCOME HOUSEHOLDS)

17	Owner	150	64	-0-	-0-
18	Renter	80	54	-0-	-0-

TABLE II - LOWER INCOME HOUSEHOLDS TO RECEIVE RENTAL SUBSIDIES

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		P	Q	R	S
19	Households to be Assisted	219	682	316	1,217
20	Percent	18.0 %	56.0 %	26.0 %	100%

TABLE III - GOALS FOR HUD RESOURCES: SUBJECT TO LOCAL REVIEW AND COMMENT

		ELDERLY	SMALL FAMILY	LARGE FAMILY	TOTAL
		T	U	V	W
21	Households to be Assisted	219	682	316	1,217

HOUSING-TYPE PREFERENCE (Maximum Number of Units that will be Accepted)

22	NEW	REHAB	EXISTING
	1,217	1,217	1,217

23 ☒ Check this box if the applicant wishes to review State Housing Agency proposals within its jurisdiction.

PART III - GENERAL LOCATIONS

24 Attach map identifying the general locations of proposed assisted housing.

Revised 10.25.88
 U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
 ENTITLEMENT PROGRAM

Form Approved
 HUD No. 72461-010

HOUSING ASSISTANCE PLAN

1. NAME OF COMMUNITY
 City of Santa Ana, California

2. GRANT NUMBER
 B - 8 9 - M C - 0 6 - 0 5 0 8

3. PERIOD OF APPLICABILITY
 FROM: 10-1-88 TO: 9-30-91

4. ☐ Original ☒ Revision ☐ Amendment

5. INCREMENTAL YEAR OF SUBMISSION
☒ 1 ☐ 2 ☐ 3

6. HUD APPROVAL
Benjamin F. Kelly 10/28/88
 Signature of Authorized Official (Date)

7. INCORPORATION OF HAP, PARTS I - III, BY REFERENCE. Parts I, II and III of the HAP approved _____ are incorporated by reference and are not contained in this (second) (third) year submission. (Latest amendment date of the HAP, Parts I - III, if any: _____)

PART IV - ANNUAL HOUSING ASSISTANCE GOALS

PROGRAM OR PROJECT List HUD Assisted Rental Housing Programs first, then other Renter Programs and Owner Programs Separately.	HUD	UNITS TO BE ASSISTED		LOWER INCOME HOUSEHOLDS TO BE ASSISTED				
		NUMBER OF UNITS	HOUSING TYPE	ELDEHLY	SMALL FAMILY	LARGE FAMILY	TOTAL	
		A	B	C	D	E	F	G
<u>RENTER GOALS</u>								
Section 8 Existing	X	300	Existing	40	235	25	300	
Section 202/8	X	-0-	N/C	-0-	-0-	-0-	-0-	
Section 8 Moderate Rehab.	X	25	Rehab.	-0-	20	5	25	
Rental Rehab.	X	50	Rehab.	1	7	2	10	
CDBG Rental Rebates	X	-0-	Rehab.	-0-	-0-	-0-	-0-	
CDBG Rental Rehab. (Loans)	X	-0-	Rehab.	-0-	-0-	-0-	-0-	
Tax Increment Rehab.		25	Rehab.	-0-	4	1	5	
Tax Exempt Bond		-0-	N/C	-0-	-0-	-0-	-0-	
<u>OWNER GOALS</u>								
CDBG Owner Rehabilitation (Loans)	X	15	Rehab.	5	7	3	15	
CDBG Owner Rebates	X	30	Rehab.	8	17	5	30	
Tax Increment Owner Rehabilitation (Loans)		120	Rehab.	10	40	10	60	
Infill New Construction		120	N/C	10	14	-0-	24	
Tax Exempt Bond Financed		-0-	N/C	-0-	-0-	-0-	-0-	

CITY OF SANTA ANA

HOUSING ASSISTANCE PLAN (HAP) NARRATIVE

HOUSING ASSISTANCE NEEDS

Substandard Housing Units in Santa Ana are those which do not meet local building codes (structural, plumbing, electrical, etc.). Our local codes exceed HUD's Section 8 Existing Housing Quality Standards (24 CFR 882.109). Units Suitable for Rehabilitation are those which are structurally sound and where the cost of rehabilitation will not exceed 90% of the projected market value after rehabilitation.

Expected to Reside (ETR) estimates are based upon HUD estimates. 399

Market considerations and the City's development of strict guidelines have eliminated the trend toward a mass conversion of rental properties to condominiums.

LOW AND MODERATE INCOME HOUSEHOLDS TO BE DISPLACED:

Due to private actions: -0-

Due to public actions: 385 (Includes 300 displaced because of Notice and Order citations, 42 displaced due to I-5 widening, and 43 displaced because of the Santa Ana Unified School District's taking of land to build new schools)*

* Cal-Trans has an excellent relocation program for those displaced because of the I-5 widening, as does the Santa Ana Unified School District for displacement to build new schools. Those displaced because of a Notice and Order to Vacate utilize the City's Tenant Assistance Program, which gives eligible displacees funds to cover first and last months rent and security deposit in order to relocate to a new unit. The City also has a Residential Rehab. loan program to help owners bring their units back to standard condition so that displacement will not have to occur.

LOW AND MODERATE INCOME MINORITY HOUSEHOLDS: SUBSTANDARD UNITS:

	<u>TOTAL MINORITIES</u>	<u>BLACK</u>	<u>INDIAN</u>	<u>ASIAN</u>	<u>HISPANIC</u>
OWNERS:	907	74	59	87	687
RENTERS:	1,618	168	78	144	1,228

REQUIRING RENTAL SUBSIDIES:

	<u>ELDERLY</u>	<u>SMALL FAMILIES</u>	<u>LARGE FAMILIES</u>	<u>TOTAL</u>
TOTAL MINORITY HOUSEHOLDS:	746	3,391	876	5,013
TO BE DISPLACED:	12	65	270	347
BLACK HOUSEHOLDS:	77	341	91	509
TO BE DISPLACED:	0	1	3	4
INDIAN HOUSEHOLDS:	36	157	42	235
TO BE DISPLACED:	0	0	0	0
ASIAN HOUSEHOLDS:	67	396	78	541
TO BE DISPLACED:	0	1	3	4

	<u>ELDERLY</u>	<u>SMALL FAMILIES</u>	<u>LARGE FAMILIES</u>	<u>TOTAL</u>
HISPANIC HOUSEHOLDS:	566	2,497	665	3,728
TO BE DISPLACED:	12	63	264	339

LOW AND MODERATE INCOME HOUSEHOLDS REQUIRING RENTAL ASSISTANCE WHICH CONTAIN AT LEAST ONE HANDICAPPED PERSON:

<u>ELDERLY</u>	<u>1 PERSON NON-ELDERLY</u>	<u>SMALL FAMILIES</u>	<u>LARGE FAMILIES</u>
334	86	342	106

LOW AND MODERATE INCOME HANDICAPPED HOUSEHOLDS: This number is difficult to estimate because the term "handicapped" covers such a broad range of people and their ailments. Many of our handicapped citizens have well paying jobs and are not within the lower income range. The City continues to install curb cuts and ramps throughout the City and requires new construction projects to meet standards for being accessible to the handicapped.

SPECIAL NEEDS: Handicapped households need housing units with access ramps, wider doorways, assist bars in the bathrooms, lower cabinets, and elevators (in two or more story buildings).

SINGLE INDIVIDUALS WITH DEPENDENT CHILDREN:

Female headed households in 1988, no spouse present, with children less than 18 years of age: 2,100

Male headed households in 1988, no spouse present, with children less than 18 years of age: 1,200

SPECIAL HOUSING NEEDS: Single individuals with dependent children need housing which is both affordable and located close to day care centers and schools. A higher than normal percentage of these households are low and moderate income. Also, a higher than normal percentage of these households are paying more than 30 percent of their incomes for rent.

OTHER SPECIAL HOUSING NEEDS OF LOW AND MODERATE INCOME HOUSEHOLDS:

This category includes homeless families and individuals, as well as battered women and children who also need emergency housing. Alcoholics, especially women, need emergency housing and counseling. During the past eight years, the City of Santa Ana has contributed funds for organizations to acquire and rehabilitate buildings to serve some of these needs. We donated \$60,000 to the Women's Transitional Living Center for battered women and their children. \$18,000 was given to the Villa, a residential program for alcoholic women, to bring their newly acquired building up to code and \$21,000 was provided to the YWCA to assist its program of housing for homeless women. In addition, \$100,000 was granted to the YWCA to assist in the construction of the shelter for homeless women. \$191,000 has been allocated to the Orangewood Home for Dependent Children. A Senior Shared Housing program has been funded for the past 5 years to help our elderly meet their housing needs by finding other seniors or under housed low income individuals with whom they can share accommodations.

A Mobile Home Mediation Board has been funded to assist with problems which have developed in Santa Ana's mobile home parks. Over the past two years, the City has received \$77,000 in Federal Emergency Shelter grant funds. The YWCA received \$66,000 to offset maintenance and operation costs, and also used some of the funds for minor renovations to the facility. The YMCA was allocated \$11,000 to offset maintenance costs. Finally, the City's Housing Division has assisted various nonprofit agencies in applying for federal funding under the McKinney Act's Transitional Housing Program, as well as assisting organizations in leasing HUD owned properties for transitional housing.

METHODOLOGY:

A copy of the methodology used to derive the figures on the HAP is on file in the City of Santa Ana's Block Grant Division.

NARRATIVE SECTION FOR THE THREE YEAR GOALS

STANDARD UNITS WHICH WILL BE DEMOLISHED THROUGH FEDERAL, STATE OR LOCAL ACTIONS:

OWNER UNITS: 104 (Due to I-5 widening), 210 (Result of school district's taking of land)

RENTAL UNITS: 98 (Due to I-5 widening)

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO MINIMIZE DISPLACEMENT OF LOW INCOME HOUSEHOLDS:

1. No Block Grant funds will be used to displace low income households.
2. The city will not widen streets and/or remove houses in low income areas unless affordable replacement housing is available.

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO MINIMIZE DISPLACEMENT OF MODERATE INCOME HOUSEHOLDS:

1. No Block Grant funds will be used to displace moderate income households.
2. The city will not widen streets and/or remove houses in moderate income areas unless affordable replacement housing is available.

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO PRESERVE OR EXPAND THE AVAILABILITY OF HOUSING FOR LOW INCOME PERSONS:

1. Nonprofit organizations such as the Civic Center Barrio Housing Corporation and the Orange County Community Housing Corporation will continue to develop and rehab. housing and rent to Section 8 tenants.
2. The city will encourage developers to set aside a percentage of their units for low income renters and owners through various incentive programs such as the Mortgage Revenue Bond Program, Infill New Construction Program, Density bonuses, and the Rental Rehabilitation and Multi-family loan programs.
3. The City will not use CDBG funds to displace low income households.

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO PRESERVE OR EXPAND THE AVAILABILITY OF HOUSING FOR MODERATE INCOME PERSONS:

1. The City will encourage developers to set aside a percentage of their units for moderate income renters and owners through various incentive programs such as the Mortgage Revenue Bond Program, Infill New Construction Program, Density bonuses, and the Rental Rehabilitation and Multi-family loan programs.
2. The city will not use CDBG funds to displace moderate income households.
3. The City will continue its Mortgage Assistance Program, where the City provides a deferred second loan to help first time home buyers with the down payment.

SPECIFIC ACTIONS THE COMMUNITY WILL UNDERTAKE TO IMPLEMENT ITS THREE YEAR GOALS:

1. Acquisition of sites and provision of site improvements for the development of assisted housing.
2. Adoption or modification of local ordinances and land use measures to facilitate the development of assisted housing whenever feasible.
3. Issuance of appropriate zoning changes, building permits, utility connections and similar administrative requirements.
4. Continue operation of a local housing authority to provide assisted housing within the community.
5. Promotional and assistance activities to encourage developers to initiate assisted housing or to allocate a portion of their planned unsubsidized developments for assisted housing, and to encourage owners to make units available for rehabilitation and/or existing housing programs.
6. Continue operation of a Section 8 Rental Rehabilitation Program to assist rehabilitation of rental units.
7. Continue use of Community Development and Redevelopment housing funds to establish a self-funded home improvement loan program.
8. Continue a Mortgage Revenue Bond Program to make finances available to local developers of rental units.
9. Give Home Improvement Rebates to residents of target neighborhoods who improve the exterior of their homes.
10. Continue the Senior Shared Housing program.
11. Continue support for the Orange County Fair Housing Council.
12. Continue use of CDBG funds to provide a Tenant Assistance Program for families affected by code enforcement activities.

EXPECTED OR PLANNED IMPEDIMENTS AND PLANNED REMEDIES:

The only planned impediment to the City reaching its three year goals is the high cost of land throughout Orange County, which makes development particularly expensive and not always economically feasible to set aside units for low and moderate income households.

The planned solution to this problem is for the City to offer the aforementioned development packages and loan programs to make the projects more economically practicable for developers and property owners.

REHABILITATION- MAJORITY BENEFIT TO LOW AND MODERATE INCOME HOUSEHOLDS ASSURANCE:

1. OWNER OCCUPIED UNITS: The city will require owners applying for rehabilitation or home improvement loans/rebates to complete a loan/rebate application which will require the owner to indicate his/her gross income. The owner will also be required to submit a signed copy of his/her latest federal tax return and his/her latest pay receipt. The incomes will be checked against the latest HUD Section 8 income limits. Since our program is predominantly serving low and moderate income households, we will make the majority of our loans to owners whose incomes are equal to or less than the Section 8 Lower Income limits for the applicable household size.
2. RENTAL UNITS: The city's rehabilitation and home improvement program for rental units is designed to only benefit low and moderate income renters. To assure compliance, the city will require all landlords seeking rehabilitation and/or home improvement loans/rebates to submit a signed certification that he/she has surveyed the incomes of the tenants and that all of the tenants have incomes equal to or less than the Section 8 Lower Income limits for the applicable household size. The city will periodically conduct its own surveys to assure that the landlord certifications are accurate.

GENERAL LOCATIONS:

All census tracts in the City of Santa Ana are acceptable for both new construction and substantial rehabilitation, except for those locations specifically zoned for another purpose. The City has no priority locations for either new construction or substantial rehabilitation. Projects will be carried out in any census tract where the need arises and opportunities become available for construction or rehabilitation.

NARRATIVE SECTION FOR THE ANNUAL GOALS:

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO MINIMIZE DISPLACEMENT OF LOW INCOME HOUSEHOLDS:

1. No Block Grant funds will be used to displace low income households.
2. The city will not widen streets and/or remove houses in low income areas unless affordable replacement housing is available.

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO MINIMIZE DISPLACEMENT OF MODERATE INCOME HOUSEHOLDS:

1. No Block Grant funds will be used to displace moderate income households.
2. The city will not widen streets and/or remove houses in moderate income areas unless affordable replacement housing is available.

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO PRESERVE OR EXPAND THE AVAILABILITY OF HOUSING FOR LOW INCOME PERSONS:

1. Nonprofit organizations such as the Civic Center Barrio Housing Corporation and the Orange County Community Housing Corporation will continue to develop and rehab. housing and rent to Section 8 tenants.
2. The city will encourage developers to set aside a percentage of their units for low income renters and owners through various incentive programs such as the Mortgage Revenue Bond Program, Infill New Construction Program, Density bonuses, and the Rental Rehabilitation and Multi-family loan programs.
3. The City will not use CDBG funds to displace low income households.

SPECIFIC ACTIONS THE COMMUNITY WILL TAKE TO PRESERVE OR EXPAND THE AVAILABILITY OF HOUSING FOR MODERATE INCOME PERSONS:

1. The City will encourage developers to set aside a percentage of their units for moderate income renters and owners through various incentive programs such as the Mortgage Revenue Bond Program, Infill New Construction Program, Density bonuses, and the Rental Rehabilitation and Multi-family loan programs.
2. The city will not use CDBG funds to displace moderate income households.
3. The City will continue its Mortgage Assistance Program, where the City provides a deferred second loan to help first time home buyers with the down payment.

SPECIFIC ACTIONS THE COMMUNITY WILL UNDERTAKE TO IMPLEMENT ITS ANNUAL GOALS:

1. Acquisition of sites and provision of site improvements for the development of assisted housing.
2. Adoption or modification of local ordinances and land use measures to facilitate the development of assisted housing whenever feasible.

3. Issuance of appropriate zoning changes, building permits, utility connections and similar administrative requirements.
4. Continue operation of a local housing authority to provide assisted housing within the community.
5. Promotional and assistance activities to encourage developers to initiate assisted housing or to allocate a portion of their planned unsubsidized developments for assisted housing, and to encourage owners to make units available for rehabilitation and/or existing housing programs.
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7. Continue use of Community Development and Redevelopment housing funds to establish a self-funded home improvement loan program.
8. Continue a Mortgage Revenue Bond Program to make finances available to local developers of rental units.
9. Give Home Improvement Rebates to residents of target neighborhoods who improve the exterior of their homes.
10. Continue the Senior Shared Housing program.
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12. Continue use of CDBG funds to provide a Tenant Assistance Program for families affected by code enforcement activities.

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The only planned impediment to the City reaching its annual goals is the high cost of land throughout Orange County, which makes development particularly expensive and not always economically feasible to set aside units for low and moderate income households.

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1. OWNER OCCUPIED UNITS: The city will require owners applying for rehabilitation or home improvement loans/rebates to complete a loan/rebate application which will require the owner to indicate his/her gross income. The owner will also be required to submit a signed copy of his/her latest federal tax return and his/her latest pay receipt. The incomes will be checked against the latest HUD Section 8 income limits. Since our program is predominantly serving low and moderate income households, we will make the majority of our loans to owners whose incomes are equal to or less than the Section 8 Lower Income limits for the applicable household size.
2. RENTAL UNITS: The city's rehabilitation and home improvement program for rental units is designed to only benefit low and moderate income renters. To assure compliance, the city will require all landlords seeking rehabilitation and/or home improvement loans/rebates to submit a signed certification that he/she has surveyed the incomes of the tenants and that all of the tenants have incomes equal to or less than the Section 8 Lower Income limits for the applicable household size. The city will periodically conduct its own surveys to assure that the landlord certifications are accurate.



APPENDIX C

Public Participation Documents

STILLER... PARTIES IN THE SANTA ANA COMMUNITY ARE INVITED TO PARTICIPATE IN A PUBLIC MEETING TO DISCUSS THE CITY'S HOUSING NEEDS AND A 5 YEAR PLAN FOR SANTA ANA'S HOUSING PROGRAMS.

SUBJECT: HOUSING NEEDS AND 5 YEAR PLAN

DATE: THURSDAY, MAY 12, 1988

TIME: 7:00 PM - 9:00 PM

PLACE: SANTA ANA CITY PLAZA, 100 N. GATEWAY BLVD., SANTA ANA, CA 92701

If you have any questions, call Planning Department (949) 971-2200.



PUBLIC WORKSHOP

CITIZENS AND INTERESTED PARTIES IN THE SANTA ANA COMMUNITY ARE INVITED TO PARTICIPATE IN A PUBLIC MEETING TO DISCUSS THE CITY'S HOUSING NEEDS AND A 5 YEAR PLAN FOR SANTA ANA'S HOUSING PROGRAMS.

SUBJECT: HOUSING ELEMENT REVISION
FOR THE GENERAL PLAN

DATE: THURSDAY, MARCH 23, 1989

TIME: 7:00 PM

PLACE: SANTA ANA CITY COUNCIL CHAMBERS
22 CIVIC CENTER PLAZA

**If you have any questions, call Planning
Department 667-2700.**

PUBLIC WORKSHOP ON HOUSING ELEMENT

Thursday, March 23, 1989 at 7:00 p.m.

**Council Chambers
22 Civic Center Plaza, Santa Ana**

The Santa Ana Planning Department is revising the Housing Element of the City's General Plan. The Element is a five-year housing plan required by State law to address the City's current and projected housing need as well as programs to reach its housing goals. It will also address the City's special housing needs and issues such as the handicapped, homeless and senior citizens.

You are invited to participate in the public workshop to discuss the City's housing needs and the formulation of a five-year plan to address those needs. Please contact Tom Ponsford or Linda Hale if you have questions regarding the workshop or the Housing Element at (714)667-2700.

MAYOR
Dan Young
MAYOR PRO TEM
John Acosta
COUNCILMEMBERS
Daniel E. Griset
Ron May
Patricia A. McGuigan
Miguel A. Pulido



CITY OF SANTA ANA

20 CIVIC CENTER PLAZA • P.O. BOX 1988
SANTA ANA, CALIFORNIA 92702

ALL-AMERICA CITY 1982-83

CITY MANAGER
David N. Ream
CITY ATTORNEY
Edward J. Cooper
CLERK OF THE COUNCIL
Janice C. Guy

AGENDA

PUBLIC WORKSHOP ON HOUSING ELEMENT AMENDMENT WORKSHOP #1

THURSDAY MARCH 23, 1989
COUNCIL CHAMBERS
7:00 P.M

- I. Introduction and Opening Remarks ...Tom Ponsford
- II. Housing Element Requirements and Revision ProceduresLinda Hale
 - A. Explanation of Housing Needs
 - 1. General ...Tom Ponsford
 - RHNA Numbers and Regional Share ...Tom Ponsford
 - 2. Special Housing Needs ...Tom Ponsford
...Mike Linares
 - B. Current Housing Programs ...Mike Linares
 - Elderly
 - Handicapped
 - Homeless
 - C. Future Goals and Objectives ...Mike Linares
 - Reference to Questionnaire
- III. Questions and Answers

MAYOR
Dan Young
MAYOR PRO TEM
John Acosta
COUNCILMEMBERS
Daniel E. Griset
Ron May
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CITY OF SANTA ANA

20 CIVIC CENTER PLAZA • P.O. BOX 1988
SANTA ANA, CALIFORNIA 92702

ALL-AMERICA CITY 1982

CITY MANAGER
David N. Ream
CITY ATTORNEY
Edward J. Cooper
CLERK OF THE COUNCIL
Janice C. Guy

HOUSING QUESTIONNAIRE

The purpose of this questionnaire is to receive comment from the public on issues relating to the revision of the housing element.

1) Name: _____
(optional) _____

2) Address: _____

3) Santa Ana resident Yes _____ No _____
Representing: Self _____ Organization _____

NAME: _____
ADDRESS _____

4) Do you or your organization currently provide services or participate in programs that deal with housing in Santa Ana?

5) If so, what program and/or services do you provide?

6) How long has this program been operating in Santa Ana?

7) If you do not currently operating in Santa Ana, do you intend to?

8) In your opinion what is the most important housing issue facing Santa Ana in the next decade. Check the appropriate column.

	<u>RANK</u>		
	High	Medium	Low
Homelessness	_____	_____	_____
Housing for the elderly	_____	_____	_____
Availability of low to moderate income housing	_____	_____	_____
Housing affordability	_____	_____	_____
Housing for the handicapped	_____	_____	_____
Housing rehabilitation	_____	_____	_____
Overcrowding	_____	_____	_____
Deterioration of neighborhoods	_____	_____	_____

9) What do you believe are the major constraints to meeting the special and affordable housing needs in the City of Santa Ana.

	High	Medium	Low
Lack of developable land	_____	_____	_____
Zoning/General plan constraints	_____	_____	_____
Availability of Financing	_____	_____	_____
Decline in State or Federal Participation	_____	_____	_____
Cost of land required fees/exactions	_____	_____	_____

10) What housing programs/services do you think have been most effective in Santa Ana?

11) What programs have been least effective?

12) What programs/services do you think the City should encourage to increase or expand?

13) What program/service do you think should be reduced or eliminated?

14) Other comments?

MAILING LIST
FOR PUBLIC WORKSHOPS

Catholic Social Services
1506 Brookhollow, Suite #112
Santa Ana, CA 92705
Attn: Str. Kristan Schlichts

Senior Citizen Center
424 W. Third Street
Santa Ana, CA 92701
Attn: Betty Peterson

Common Life Community
1415 N. Main Street
Santa Ana, CA 92701
Attn: Rob Allison

YMCA
205 W. Civic Center Drive
Santa Ana, CA 92701
Attn: Bill Orrick

Corbin Community Center (City)
2215 W. McFadden Avenue
Santa Ana, CA 92704
Attn: Evelyn Beckett

YWCA - Hotel for Women
1411 N. Broadway
Santa Ana, CA 92706
Attn: Mary Douglas

Episcopal Service Alliance
614 N. Bush Street
Santa Ana, CA 92701
Attn: Martha Winslow

O.C. Community Dev. Council
1695 W. MacArthur Blvd
Costa Mesa, CA 92626
Attn: Buddy Ray

Homeless Drop-In Center
Development Association
1601 W. Second Street
Santa Ana, CA 92703
Attn: Connie Jones

Share Our Selves (SOS)
661 Hamilton
Costa Mesa, CA 92627
Attn: Jean Forbath

Hospitality House-Salvation Army
818 E. Third Street
Santa Ana, CA 92701
Attn: Warren Johnson

O.C. Interfaith Shelter
1963 Wallace Avenue
Costa Mesa, CA 92627
Attn: Scott Mather

Missionaries of Charity
1921 W. Washington
Santa Ana, CA 92706
Attn: Bro. Pete Joseph

Pena Referral Service
230 W. Warner Ave., Suite 205
Santa Ana, CA 92702
Attn: Jose Pena

Metro Christian Center
Stone House Ministry
3135 W. Warner Avenue
Santa Ana, CA 92703
Attn: David Szues

Dayle McIntosh Center
for the Disabled
150 W. Cerritos, Bldg. 4
Anaheim, CA 92805
Attn: Paula Margeson

Orange County Catholic Worker
311 S. Main Street
Santa Ana, CA 92701
Attn: Jonathan Parfey

Civic Center Barrio Housing
1732 W. Second Street
Santa Ana, CA 92703
Attn: Helen Brown

Orange County Homeless Program
Health Care Agency
517 N. Main Street
Santa Ana, CA 92701
Attn: Ron Pierre

Shelter for the Homeless
8291 Westminster Blvd, #215
Westminster, CA 92683
Attn: Jim Miller

Orange County Rescue Mission
1901 W. Walnut Street
Santa Ana, CA 92703
Attn: John Lands

Petra Products, Inc.
21951 Cosala
Mission Viejo, CA 92691

O.C. Community Housing Corp
1833 E. 17th Street, Suite 207
Santa Ana, CA 92701
Attn: Alan Baldwin

Neighborhood Housing Services
1617 W. Seventh Street
Santa Ana, CA 92703
Attn: Doug Bystry

Lila Dall
2216 N. Freeman
Santa Ana, CA 92707

O.C. Homeless Issues Task Force
13252 Garden Grove Blvd #200
Garden Grove, CA 92643
Attn: Susan Oakson

Sandra Thrower
3930 W. Fifth St., #102
Santa Ana, CA 92704

Fair Housing Council of O.C.
1440 E. 1st St., Suite 406
Santa Ana, CA 92701

John Raya
4618 W. Hollyline
Santa Ana, CA 92706

United Way Inc.
Attn: Bill Fogarty
P.O. Box 8130
Orange, CA 92664-8130

Arla Crandall
4206 W. Wisteria
Santa Ana, CA 92704

Tom and Joan Klammer
417 E. Bishop Street
Santa Ana, CA 92701

Mary Jane Arcemont
1117 N. Mar Les Drive
Santa Ana, CA 92706

Rita Corpin
315 E. Myrtle Street
Santa Ana, CA 92701

Sara Broadbent
1412 N. Freeman
Santa Ana, CA 92703

Executive Director
Neighborhood Housing Services
1617 W. Seventh Street
Santa Ana, CA 92702

Steve Cate
820 French
Santa Ana, CA 92701

Skip Loverin
1142 S. Ross Street
Santa Ana, CA 92707

Sister Carmen Sarati
St. Joseph's Church/School
727 Minter
Santa Ana, CA 92701

Rob and Patti Balen
3201 S. Birch Street
Santa Ana, CA 92707

Archie and Barbara Berry
527 N. Linwood Avenue
Santa Ana, CA 92701

Ed Bergman
925 W. Columbine
Santa Ana, CA 92707

Charlotte Thomas
531 S. Birch Street
Santa Ana, CA 92701

Lynn Fuller
2422 Santiago
Santa Ana, CA 92707

Carol Gosset
617 S. Birch Street
Santa Ana, CA 92701

Sharon Janis
818 E. Twentieth Street
Santa Ana, CA 92707

Newport Unified School District
425 East 18th Street
Costa Mesa, CA 92627
Attn: Facilities Planning

Orange County Association
for Retarded Citizens
2010 W. Chestnut Street
Santa Ana, CA 92703

Fountain Valley School District
17210 Oak Street
Fountain Valley, CA 92708
Attn: Facilities Planning

United Cerebral Palsy Assn.
of Orange County
3020 W. Harvard Street
Santa Ana, Ca 92704

Oceanview School District
16940 B Street
Huntington Beach, CA 92647
Attn: Facilities Planning

Boys Republic Orange County
Community Residence
206-220 W. 15th Street
Santa Ana, CA 92701

Garden Grove Unified School Dist.
10331 Stanford Avenue
Garden Grove, CA 92640
Attn: Facilities Planning

Santa Ana Psychiatric Hospital
2212 East 4th Street
Santa Ana, Ca 92705

Anaheim City School District
890 South Olive
Anaheim, CA 92805
Attn: Facilities Planning

Boys Republic
220 West 15th Street
Santa Ana, CA 92701

Orange Unified School District
370 N. Glassell, Room 101
Orange, CA 92666
Attn: Facilities Planning

Phoenix House
1207 East Fruit Street
Santa Ana, CA 92701

Tustin Unified School District
300 South C Street
Tustin, CA 92680
Attn: Facilities Planning

Orange County Rescue Center
1901 West Walnut St.
Santa Ana, CA 92702

Santa Ana Unified School Dist.
1405 French Street
Santa Ana, CA 92701
Attn: Facilities Planning

Santa Ana Convalescent Hospital
600 East Washington
Santa Ana, CA 92706

Anaheim Union High School Dist.
P.O. Box 3520
Anaheim, CA 92803
Attn: Facilities Planning

Immaculate Heart of Mary
1100 South Center
Santa Ana, CA 92704

Salvation Army
818 East 3rd Street
Santa Ana, CA 92701

City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

City of Irvine
P.O. Box 19575
Irvine, CA 92713

City of Garden Grove
P.O. Box 3070
Garden Grove, CA 92642

City of Orange
P.O. Box 449
Orange, CA 92666

City of Tustin
300 Centennial Way
Tustin, CA 92680

City of Anaheim
P.O. Box 3222
Anaheim, CA 92803

City of Costa Mesa
P.O. Box 1200
Costa Mesa, CA 92628

City of Westminster
8200 Westminster Blvd
Westminster, CA 92683

MINUTES

CITY OF SANTA ANA, CALIFORNIA HOUSING ELEMENT AMENDMENT PUBLIC WORKSHOP #1

THURSDAY, MARCH 23, 1989
CITY COUNCIL CHAMBERS
7:00 P.M.

I. INTRODUCTION AND OPENING REMARKS

Tom Ponsford introduced staff members in attendance. Included were: Tom Ponsford, Linda Hale, and Kathy Pounds, Planning Department; Bruce Dunams, Building Department; Mike Linares, Housing Department; and Sandi Daniels, Redevelopment Department.

Mr. Ponsford welcomed the 17 members of the public who were in attendance and noted that the meeting was not a public hearing. Its purposes were to take comments which would be incorporated into the Housing Element and to discuss questions and answers. Each attendee was given a "Housing Questionnaire" and was asked to complete it as a means of providing further details and information.

II. HOUSING ELEMENT REQUIREMENTS AND REVISION PROCEDURES

Ms. Hale discussed the Housing Element requirements and revision procedures as required by the State of California. A brief explanation of the processes was provided.

An explanation of the housing needs was provided by Mr. Ponsford. He discussed both general, including RHNA numbers and regional share, and special housing needs.

Mr. Linares expanded on special housing needs within the City and described current housing programs. Programs for the elderly, handicapped, and homeless were included. Mr. Linares also discussed future goals and objectives, referencing the questionnaire.

III. QUESTIONS AND ANSWERS

The following public comments and questions were discussed:

1. Many problems exist in housing, west of Harbor. Among these are:
 - too many complexes
 - too many units which are too close together
 - too many people that are not interested in maintenance
 - too many renters who do not keep up property
 - buildings that need to be built to good, quality standards
 - quality of too many buildings bringing rise to instant slums
2. Concern should not be just for changes in home owners and renters; changes need to be made in the neighborhoods.
3. Mini-malls cause neighborhood problems because of loitering.
4. Neighborhood Improvement activity is needed on the west side of the City.
5. Housing for single males needs to be addressed.
6. Code Enforcement has so many problems, because the City has not addressed the issue of illegal aliens.
7. Why should the City's residents expect anything different from this Element than they received from the 1984 update?
8. Issues that were addressed in 1984 were ignored.
9. Problems were addressed, but not the number of units.
10. Ethnic minorities cause the overcrowding.
11. Santa Ana is 95% built-out. A continuous problem exists, because there is no place to go. Every time a developer comes in, he builds one and two-bedroom units. A moratorium is needed on the size of units. Units need to be built for larger families.
12. Adequate parking is not provided. Could parking be placed underneath units?
13. Existing housing needs to be rehabilitated.
14. What type of programs, other than low interest loans and rebate, are available to the public to assist with rehabilitation? How do you receive information on what is available? Where do funds come from for these various programs?

15. Does the City need to worry about loan and rebate funds running out?
16. Property foreclosures were questioned.
17. Reiteration was made that special attention should be given to housing for large families and also for single men. This should address the single homeless, not just single workers.
18. Redevelopment of the Downtown Corridor has increased the numbers of those that are homeless.
19. What's left to preserve for SRO's downtown?
20. A homeless task force is needed for five years down the road. The bottom line would be what is on the ground and implementation of programs.
21. Language should be site specific. Sites for homeless shelters as well as SRO's and possible uses through rehabilitation should be identified. Look at existing properties for what can be used for the homeless.
22. Keep the cost of housing down by cooperation between the non-profit and private sectors.
23. The City needs to provide low-cost housing.
24. Building larger homes for larger families is really not the answer. Larger homes bring more people and more overcrowding problems.
25. Realtors encourage overcrowding. They tell people what can be done to a unit to house more people. Someone needs to talk to the realtors to discourage this action.
26. How many categories of homeless people are there? How can one tell if a homeless person has a problem or if he chooses to be homeless?
27. Provide a clear definition of what is homeless.
28. There are many kinds of housing. One is like open barracks, and one has cubicles. There are less problems with an open house.
29. Redevelopment is the cause of a lot of housing loss. Statistics are needed on how much has actually been lost.
30. How much housing has been lost to mini-malls?

31. What are considered to be "manufactured" homes? How many manufactured houses have been installed in Santa Ana in the past year? Does the Santa Ana Code really allow manufactured housing?
32. Has a study been made of how the Clean Air Act is going to effect the Five-Year Plan?
33. The job/housing balance is rather contradictory. Irvine is an industrial area. People in Irvine drive to Los Angeles. People from Riverside drive to Irvine.
34. CDBG is a funding source with a non-profit nature. There is too much money going to the Fire Department's training facility site. A kinder and gentler action from the government is needed. This kind of action has not been seen by the City of Santa Ana.
35. Loan rebate and rehabilitation programs need to be provided and utilized for rental property.
36. Is money also available for condominiums?
37. Why is it that every housing development that is going up is pink?
38. How many more public workshops will be held? People are not going to come unless they know about the meeting. Public announcements should be made at the City Council sessions and on cable television.
39. So much concern is given to provide multi-family housing. Is there any concerted effort to preserve the single-family housing areas?
40. There is concern that the City is changing single-family areas to multi-family. Densities should be changed to single-family. R-2 and R-3 should be changed to R1.
41. How much parking is required for the various sizes of apartments?
42. Parking is a problem at the Wycliffe Plaza. There are not enough spaces to park its residents let alone guests.
43. The Senior Center does not have enough parking for even its own residents.
44. A development on First Street has 96 single-family units. What is the parking requirement, and what are the densities?

45. Is 15 dwelling units per acre the highest density allowed in the City?
46. When the parking standards were formed, was an analysis made of their effect on the cost of housing?
47. Are Federal subsidies being addressed? Why wouldn't they be addressed in the Housing Element? More information is needed on mortgage-based subsidized units.
48. Section 8 makes units affordable.
49. A large number of the people are senior citizens, and they are put on risk.
50. Homes with no setbacks on "teeny tiny" lots should be addressed.
51. Information is needed on the way the State enforces its mandates through its grants to the City.
52. How does one get around the Charter City idea?

MAYOR

Dan Young

MAYOR PRO TEM

John Acosta

COUNCILMEMBERS

Daniel E. Griset

Ron May

Patricia A. McGuigan

Rick Norton

Miguel A. Pulido



CITY OF SANTA ANA

20 CIVIC CENTER PLAZA • P.O. BOX 1988
SANTA ANA, CALIFORNIA 92702

ALL-AMERICA CITY 1982

CITY MANAGER

David N. Ream

CITY ATTORNEY

Edward J. Cooper

CLERK OF THE COUNCIL

Janice C. Guy

PUBLIC WORKSHOP ON HOUSING ELEMENT

Wednesday, May 3, 1989 at 7:00 p.m.

**Council Chambers
22 Civic Center Plaza, Santa Ana**

The Santa Ana Planning Department is revising the Housing Element of the City's General Plan. The Element is a five-year housing plan required by State law to address the City's current and projected housing need as well as programs to reach its housing goals. It will also address the City's special housing needs and issues such as the handicapped, homeless and senior citizens.

You are invited to participate in the public workshop to review the Draft Element that has been prepared. If you would like a copy of the Draft prior to the meeting, you may contact Tom Ponsford or Linda Hale at (714)667-2700.



PUBLIC WORKSHOP

CITIZENS AND INTERESTED PARTIES IN THE SANTA ANA COMMUNITY ARE INVITED TO PARTICIPATE IN A PUBLIC MEETING TO DISCUSS THE CITY'S HOUSING NEEDS AND A 5 YEAR PLAN FOR SANTA ANA'S HOUSING PROGRAMS.

**SUBJECT: HOUSING ELEMENT REVISION
FOR THE GENERAL PLAN**

DATE: WEDNESDAY, MAY 3 1989

TIME: 7:00 PM

**PLACE: SANTA ANA CITY COUNCIL CHAMBER
22 CIVIC CENTER PLAZA**

**If you have any questions, call Planning
Department 667-2700.**

MINUTES

CITY OF SANTA ANA, CALIFORNIA HOUSING ELEMENT AMENDMENT PUBLIC WORKSHOP #2

WEDNESDAY, MAY 3, 1989
CITY COUNCIL CHAMBERS
7:00 P.M.

I. INTRODUCTION AND OPENING REMARKS

Tom Ponsford introduced staff members in attendance and discussed the function of each for the evening. Included were: Tom Ponsford, Linda Hale, and Kathy Pounds, Planning Department; Bruce Dunams, Building Department; and Pat Whitaker, Housing Department.

Mr. Ponsford welcomed the five members of the public who were in attendance and noted that the meeting was not a public hearing. Its purposes were to take comments which would be incorporated into the Housing Element and to discuss questions and answers. Each attendee was given a copy of the Draft Housing Element. Staff was still seeking public input and was working out the "rough edges." The Element would go before the Planning Commission in public hearing on May 22, 1989, and before the City Council in public hearing on June 19, 1989. Although the final document would not be one that would satisfy everyone, it would be one that would provide good guidance within the City of Santa Ana.

II. OVERVIEW OF THE HOUSING ELEMENT

Following the outline, Ms. Hale provided an overview of the Housing Element and briefly described the various sections. She noted that the final document would include an "Executive Summary" which would be approximately a one page summary of the contents of the Element. The document would also address some of the concerns already expressed by the Planning Commission.

III. DISCUSSION OF GOALS, POLICIES AND OBJECTIVES

Ms. Hale discussed the goals, policies and objectives of the Element. She noted how each was set up and how they related to each other. A broad goal with specific objectives had been established.

IV. DISCUSSION OF RHNA, HOUSING ASSISTANCE PLAN AND DEMOGRAPHIC PROJECTIONS

Mr. Ponsford provided a brief explanation of the processes. He pointed out that although the City has its own housing needs, it must also meet the regional needs which are noted in the Regional Housing Needs Assessment. At the current time the City of Santa Ana's regional allocation is primarily for higher income housing.

He noted housing growth, economic growth, and described the statistics and what they mean. Of primary importance are the housing model and projections provided by the Southern California Association of Governments (SCAG). It is important to have a jobs/housing balance. A determination on population and housing is made to try to locate housing closer to employment centers. Also considered are infrastructures and available land.

V. QUESTIONS AND ANSWERS

The following public comments and questions were discussed:

1. Are the population figures in the document valid when the population figures from the California Department of Finance are not accurate?
2. What is the "actual" persons per household in Santa Ana?
3. What is the "official" number of persons?
4. How often is the Housing Element revised?
5. How much other information, besides population, is not "honest?"
6. How can you possibly figure housing needed when you don't know the true population?
7. Don't you think the housing problem in Santa Ana is that the true population wasn't taken into consideration in the last Housing Element revision four years ago?
8. How can you intelligently plan for housing for Santa Ana when you don't have an accurate population count?

9. Is the City's Housing Element designed to meet the City of Santa Ana's needs or the Southern California regional needs?
10. With no goals, how can you have a program?
11. How is family income clarified and figured?
12. They don't take into consideration what is low and high. Do they figure how many people make the maximum income and how many make the minimum? Using the median makes liars of figures. It is not known what group is the controlling factor--how many people make how much money and where.
13. How many people, and in what way are they figured in the median, that make no money and/or are homeless?
14. Not many people make the median amount of money.
15. How do non-wage earners effect the median?
16. We are not building as many low income units as we could/should--who is responsible? What responsibilities belong to the City and what responsibilities belong to the private sector?
17. Can the City force developers to build low-income housing?
18. Why does the City allow people to build higher income units?
19. If I as a developer have 20 acres, can the City make me develop low-income housing?
20. Santa Ana has their heads "in the sand" when they don't take into consideration and use exact figures.
21. One will naturally assume that the rest of the document is not correct when population figures are incorrect.
22. One thing that is heard from many developers is why should they go for affordable housing when the processes cost the same to build something that they can get more out of. Everything is getting so top heavy with red tape, they aren't making progress.
23. Are the income figures for before or after taxes -- spendable or taxable?

24. Two years ago Santa Ana had more affordable housing than any City in the County. Why should we always have to accept affordable housing?
25. How many units in Santa Ana are subsidized --rental assistance?
26. Is the fact that there are fewer savings and loans putting pressure on the market? Those that haven't closed have more money to throw into the pot.
27. Does tax increment have to be spent in a redevelopment area? Clarify where it can be restricted and/or used. Can it be used anywhere in the City or just in that specific redevelopment project?
28. Is there any attempt to use the increment within the specific project area?
29. Are Code Enforcement maps available?
30. Are there higher areas of concentration for substandard, dilapidated housing?
31. There are many older homes in the City that are in excellent condition.
32. The condition of a house is more dependent on how it was built than how old it is.
33. Some of the most well-built houses in the City were not regulated by Codes when they were constructed.
34. It is necessary to build by demand more than by affordability.
35. Santa Ana's effort in historical preservation is appreciated. However, it is still following a pattern of everything being in sections. Heninger Park should be maintained for historical preservation.
36. Do Irvine and Newport Beach have certain standards for density?
37. What happens if the City doesn't meet its regional allocation?
38. Does raising the cost of one house raise the cost of another down the street?
39. Isn't Air Quality going to restrict housing, too.?

40. When do you expect comments from the State on the Housing Element? Will they be available to the public--even before they are included in the document?
41. The value of specific houses has continually increased over the years.
42. Disagreement was registered with the statement, according to the Housing Assistance Plan on Page 15, that HAP indicates that many of the City's handicapped residents have well-paying jobs.
43. Interest was registered for a map of targeted areas for multi-family housing, potential housing sites, etc. throughout the City.

MINUTES

CITY OF SANTA ANA, CALIFORNIA HOUSING ELEMENT AMENDMENT PLANNING COMMISSION SPECIAL STUDY SESSION

THURSDAY, MAY 11, 1989
SPURGEON BUILDING
206 W. 4TH STREET
4:00 P.M.

I. ATTENDANCE

Commissioners attending the Special Study Session were Chairman John Casteix, Chairman Pro-Tem Donald Sizemore, and Commissioner Dan Miller. Also in attendance were June Catalano, Executive Director of the Planning and Building Agency; Cynthia Nelson, Executive Director of the Community Development Agency; Kenneth Adams, Assistant Planning Director; Linda Hale, Associate Planner; Mike Linares, Housing Programs Analyst; Tom Ponsford, Assistant Planner; and Kathy Pounds, Recording Secretary.

II. OPENING REMARKS

June Catalano noted that the Housing Element of the General Plan is one that is required to be updated within specific time frames. If the City follows the prescribed formula, HCD is likely to determine that it is adequate. She pointed out that it is essential to provide more "different" types of housing; the types of housing that a City provides reflect its attitude toward meeting the City's needs. The purposes of the meeting was to take further comments from the Commissioners which would be incorporated into the Housing Element and to clarify questions and answers before the Planning Commission's public hearing on May 22, 1989.

III. STATUS AND UPDATE OF HOUSING ELEMENT

Linda Hale informed those in attendance that the State was in the process of reviewing the Element, and they did have some questions. A formal response from the State was expected by the end of the next week.

According to Ms. Hale, transitional housing and emergency shelter for the homeless had now been addressed. She noted that all comments would be

incorporated into the final document. She also discussed the organization of the Element, how close the City came to achieving 1984 goals, and the new Element having broad goals with specific policies.

IV. COMMUNITY DEVELOPMENT AGENCY INVOLVEMENT

Cynthia Nelson discussed the current policy direction of the City's housing programs and provided an historical perspective. Of particular importance was the development of the Housing Strategy which identifies issues and concerns and relates methods of conducting the City's housing business. To make an impact on the City it was necessary to have target areas and to coordinate the City's various departments. Each of these were discussed. Although the City plans to eventually cover all areas of the City, it will only work in those neighborhoods that have a strong community support for a neighborhood plan. It is important to refocus everyone's energies and resources to meet the City's mission.

Ms. Nelson noted that in addition to the various loan programs that are available to the public and private individuals, the Agency is always open to helping other non-profit groups and developers. Included in discussion were tax increments and various other financial commitments; the infill acquisition and development program; the injection of City strategy and resources to convert to and provide home ownership; transitioning upward, protecting and stabilizing neighborhoods; and Redevelopment's involvement with residential developments to produce single-family housing.

V. QUESTIONS AND ANSWERS

The following comments and questions were discussed:

1. Are assessments allocated on a city-wide or county-wide basis?
2. What is considered affordable?
3. Does each City pick up its share of affordable housing?
4. How is affordable related to the working class of the population?
5. Other cities are not necessarily doing their share.
6. Is it possible to parcel out an allocation?

7. How is the jobs/housing balance dealt with?
8. Do we have a shortage of middle and upper housing in Santa Ana?
9. Do we have an imbalance? Perhaps we need to address other types of housing to balance.
10. It is important that the City does not lose its existing single-family ownership.
11. The City might consider multi-use projects to provide for more housing.
12. The document should be organized and written in a manner that anyone could pick it up and see exactly what is wanted and planned.
13. The document should provide for an annual evaluation.
14. Consider having the Chairman of the Housing Advisory Committee participate in the presentation to the City Council.
15. Schedule annual evaluations to come before the Planning Commission.
16. Strongly address strategy for existing acreage that should be used for single-family.
17. Focus on deteriorating areas that could be upgraded and developed for ownership rather than as rental property.
18. Provide for resale time in developing home ownership property.
19. Create home ownership ideas for lower income people.
20. A lot of opportunities exist for infill and ownership in the Eastside Neighborhood. Other areas also exist.
21. Why don't we use statistics to pinpoint overcrowding?
22. Overcrowded areas should be targeted for Code Enforcement. Special attention should be given to brand new apartment areas.
23. More three and four-bedroom units are needed for the larger Hispanic and Asian families.

24. Cul-de-sacs should be examined for the Minnie Street area.
25. A definition for affordable should be included in Appendix A.
26. Various levels of affordability should be included in the Element. Low level and middle-upper level should be included. People "afford" at different levels.
27. "Flop houses" should be addressed and provided.
28. Examine the concept of minimal housing.
29. Reference opportunities for manufactured housing for first time buyers.
30. How are mobile homes addressed?
31. Consider 40-50-90-year land leases to make property affordable.

THE ORANGE COUNTY
Register

625 N. Grand Ave., Santa Ana, CA 92701

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,

County of Orange,

SS.

Juanita Folkerts

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Orange County Register, a newspaper of general circulation, published in the City of Santa Ana, County of Orange, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Orange, State of California under the date of November 29, 1905, Case Number A21046 that the notice of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

May 11, 1989

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Executed at Santa Ana, California.

Date May 11, 19 89

Juanita Folkerts

Signature

This space is for County Clerk's filing Stamps

PUBLIC NOTICE

Proof of Publication of

ER 89-34, ER 89-34, ER 89-35, ER 89-2,
ER 89-215, ER 89-32

PUBLIC NOTICE
LEGAL NOTICE OF COMPLETION
OF ENVIRONMENTAL REVIEW
AND NOTICE OF
PUBLIC HEARING
After completion of the Environmental Reviews, the Planning Department of the City of Santa Ana has prepared Negative Declarations and Categorical Exemptions for the following projects:
Zoning Ordinance Amendment 89-3:
A revision to the C 3 Parking Requirements to permit a waiver of parking through a minor Exception or administrative action procedure.
ER 89-34:
Zoning Ordinance Amendment 89-4:
Amending Section 41-624, the regulations for satellite antennas. ER 89-35:
General Plan Amendment 89-6:
Revise the Housing Element of the General Plan to establish a strategy plan to address the City's Housing need over the next five years. ER 89-24:
120 S. Sycamore
Variance Application 89-7 to allow commercial development on a less than 15,000 sq. ft. site. ER 88-215:
321 W. Washington
Variance Application 89-8 to allow off site parking; front and side setback reductions, height limit increase and uncovered tandem parking. ER 89-32:
The Planning Commission will hold public hearings on May 22, 1989 in the Council Chambers, 22 Civic Center Plaza at 7:30 p.m.
All persons interested are hereby notified to appear before the Planning Commission of the matter at 22 Civic Center Plaza, Santa Ana, California. The Environmental Review, Negative Declaration and applications are on file in the Planning Department and are available for public inspection and comment. The Planning staff should be contacted relative to these matters at the Planning Department, Spurgeon Building, 206 W. 4th Street, Santa Ana, California. Telephone contact may be made at 667-2700.
Publish: May 11, 1989

PROOF OF PUBLICATION

MINUTES OF THE REGULAR MEETING
CITY OF SANTA ANA, CALIFORNIA
PLANNING COMMISSION
APRIL 24, 1989

The Regular Meeting of the Santa Ana Planning Commission was called to order by Chairman Casteix at 4:10 P.M. in City Hall's Fourth Floor Conference Room, Room 423, 20 Civic Center Plaza, Santa Ana, California. Roll call was answered by all Commissioners except Commissioner Chavez-Gomez who arrived at 4:33 P.M. and Commissioner Godinez who arrived at 4:44 P.M. Also in attendance were Robyn Simpson, Assistant City Manager; Richard Lay, Assistant City Attorney; June Catalano, Executive Director of the Planning and Building Agency; Kenneth Adams, Assistant Planning Director; Pam Lucado, Transportation Development Engineer; Linda Hale, Associate Planner; Vicki Uehli, Project Manager I; and Kathy Pounds, Recording Secretary.

A. Roundtable discussion with Mayor Dan Young on Planning related issues.

Discussion was not held due to Mayor Young's absence.

B. Review of the Draft Housing Element of the City's General Plan.

Linda Hale provided a brief overview of the Draft Housing Element and its timelines. All requirements of State Law, including homeless and manufactured housing, had been addressed. The 1984 format had been followed since it had been favorable with the State. The document had been submitted to the State; a response would be expected within three weeks. These comments, as well as comments from a second public meeting, would be available before the public hearing is held. She asked that the Commissioners submit their comments to her as soon as possible either in writing or on the telephone.

Commissioner Sizemore noted that the Commissioners had recently been given a document from the County. He had misplaced his copy and desired a replacement. He questioned if he would be seeing the minutes from the public meetings and other letters; these would provide him with a better perspective. Ms. Hale responded that the minutes from the first meeting were in the appendix of the document; the minutes from the second meeting would be provided before the public hearing. Commissioner Sizemore also had the following comments:

- . He was not totally comfortable with the plan for obtaining objectives and goals.
- . He was not clear what the emphasis is for shifting differently to overcome barriers and obtain goals.
- . Clarification was needed on what the City is going to do; progress can then be compared.
- . A report or evaluation was necessary to see if the City is on course or on target.
- . Policy statements on safe and sanitary affordable housing should be refined.

- . Purposes and philosophies about various items should be stated.
- . Address a housing replacement program in the neighborhoods.
- . Provide policies on recycling, rehabilitation, and redevelopment.
- . The Planning Commission needs to give leadership on how to deal with various issues.

Commissioner Spevacek had the following comments:

- . Include an executive summary of what is going to be done over the next five years.
- . Review the 1984 Housing Element (rebates, for example) and state why we did not meet the objectives.
- . In Goal 3 on building units, highlight what categories it falls into.
- . Develop a program for housing stock in the central section of the City.

The following comments and questions were given by Commissioner Miller:

- . Be certain of our net on new construction units.
- . Relating to SCAG, note how housing would be upgraded.
- . It is commendable that we have met objectives; we have been making progress.
- . Relating to the 1984 Element, note what has been done and the goals and objectives that have been met.
- . The public had registered concerns about mini-malls, etc. all over the City. How does that impact housing?
- . There is a continual concern on how to deal with affordable housing, but not increase density and overcrowding.
- . Focus on the quality of affordable housing.
- . Further define policy on not "just" putting up units, but putting up quality units.
- . A great deal of housing is changing hands and is becoming rentals. How should it be addressed?

Commissioner Casteix pointed out that a large number of houses are well-built; pride in ownership and maintenance is also evident. He questioned the definition on "affordable" housing. Ms. Hale responded that HUD's definition, the median for the County, is used. The City rates high in the County for providing affordable housing.

Commissioner Spevacek noted the goals, objectives and programs for the next five years and asked how realistic it was that these would be funded. Ms. Hale noted that many had been historically funded. June Catalano interjected that they could be economy-generated.

Commissioner Sizemore requested that a map showing where the issues are located be provided for each of the Commissioners.

C. Update from the Budget Subcommittee.

Commissioner Dan Miller stated that the subcommittee had met with staff on three different occasions. A needs assessment and a five-year plan on strategy of issues to address had been developed and was broken down into

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Housing Policy

Development

921 Tenth Street

Sacramento, CA 95814

(916) 323-3176



May 26, 1989

Mr. David N. Ream, City Manager
City of Santa Ana
P.O. Box 1988
Santa Ana, CA 92702

Dear Mr. Ream:

RE: Review of City of Santa Ana's Draft Housing Element

Thank you for submitting Santa Ana's draft housing element, received for our review on April 27, 1989. As you know, we are required to review draft housing elements and report our findings to the locality (Government Code 65585(b)).

The Santa Ana element is well written and responds to many of the identified housing needs of the City. In our opinion, however, there are several areas which require additional revisions to bring the element into compliance with State housing element law (Article 10.6 of the Government Code). Identified concerns were reviewed with Linda Hale in a telephone conversation on May 18, 1989. A detailed listing of these recommended changes is included in the attached appendix.

If you have any questions about our comments, or if we can be of assistance in any way, please contact William Andrews of our staff at (916) 323-7271.

Sincerely,

A handwritten signature in dark ink, appearing to read "Nancy J. Javor", with a long horizontal flourish extending to the right.

Nancy J. Javor, Chief
Division of Housing Policy
Development

NJJ:WA:bt

Attachment

CC: Joe Carreras, Southern California Association of Governments
Kathleen Mikkelsen, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research

Richard Lyon, California Building Industry Association
Kerry Harrington Morrison, California Association of
Realtors

Jonathan Lehrer-Graiwer, Western Center on Law and Poverty
Carlyle W. Hall, Center for Law in the Public Interest
Eugene Scorigo, Fair Housing Council of Orange County
Ralph Kennedy, Orange County Housing Coalition
Crystal Simms, Legal Aid Society of Orange County
Susan De Santis, Padberg/De Santis Consulting

APPENDIX

SANTA ANA

The following changes would, in our opinion, bring Santa Ana's housing element into compliance with article 10.6 of the Government Code. Following each recommended change or addition, we refer to the applicable provision of the Government Code. Where particular program examples or data sources are listed, these suggestions are for your information only. We recognize that Santa Ana may choose other means of complying with the law.

A. Needs, Resources, and Constraints

1. Analyze the special housing needs of the handicapped, elderly, large households, farmworkers, and families with female heads (Section 65583(a)). When analyzing special housing needs, the housing element, in our opinion, should quantify the numbers in each group, estimate the extent of need, analyze the nature of the need, and evaluate resources and program options available to the City to meet the identified need. This analysis provides the basis for an important part of the development of the City's housing programs. The housing element does not provide information on tenure for elderly and large households.

In our opinion, the element should relate the information to tenure (owner or renter) in the analysis and documentation of household characteristics (i.e., number of households overpaying, overcrowded households, and housing stock condition (Section 65583(a)(2))). Tenure affects the nature of housing problems encountered, as well as activities or programs which have the potential to solve them.

Additional information about special needs may be available from a local social services department, the local housing authority, elderly services providers or the City's CDBG Housing Assistance Plan.

2. Analyze the availability of financing and land costs as potential and actual non-governmental constraints on the development of housing for all income levels (Section 65883(a)(5)).

An analysis of the availability of financing should consider such factors as whether financing is generally available, whether interest rates are significantly different from surrounding areas, and whether there are mortgage deficient areas in the community for new

construction or rehabilitation loans.

3. Section 65583(a)(3) requires "an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites." Since the City has not developed guidelines for development of units on small lots or identified sites to meet the needs of the homeless, the adequacy of the land inventory, with respect to serving all categories of need, cannot be determined.

B. Quantified Objectives

Establish quantified objectives for the maximum number of housing units that can be constructed, rehabilitated, and conserved over the five-year time frame (Section 65583(b)). While the element does establish objectives for new construction there is no clear quantification of the number of units to be rehabilitated or conserved.

Regarding conservation, for example, the City may wish to quantify the number of existing units that will be preserved at affordable rents through a Federal/State/County Section 8 program, or the number of affordable rental units now available and needing protection from future loss or conversion to market rents.

C. Programs

1. Describe programs that would "address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3))." The City's modification of the General Plan in 1987 eliminated a substantial amount of land available for multifamily housing development. The element cites this action as a constraint that will be partially offset by the implementation of guidelines that allow single-family units on lots smaller than 6000 square feet. However, there is no time frame or program for the implementation of the revised guidelines during the current planning period.
2. Section 65583(c)(4) states that the housing program shall "conserve and improve the condition of existing affordable housing stock." The element points to a lack of affordable rental housing as a major problem and cites the pressures on elderly households living in mobilehome parks. However, no programs are identified to assist seniors now living in mobilehome units. The City could

develop programs to assist tenants to purchase existing parks through programs funded by the State, or consider targeting subsidy programs in this area to maintain long-term affordability. A program to stabilize zoning in mobilehome parks originally developed under conditional use permits or on land zoned commercial or industrial could also assist in maintaining long-term affordability of those units.

3. Include program actions to conserve and improve the existing affordable housing stock (Section 65583(c)(4)). The City's conservation effort could, for example, identify the existing affordable rental units that have received development assistance from public funding, and protect them from loss by implementation of programs to assist nonprofits to purchase them or negotiate extensions of long-term affordability agreements. In the absence of such protection, it might be desirable to administer a program of financial assistance to low- and moderate-income tenants in converting units who want to purchase them.
4. Identify adequate sites made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage a variety of housing for all income levels, to accommodate Santa Ana's share of the regional housing need (Section 65583(c)(1)). This should include sites suitable for rental housing and development of shelters and transitional housing to meet the identified homeless need.

The element identifies major problems related to the provision of shelter to the homeless. It also indicates that the City will develop a program to identify appropriate sites for emergency shelters and transitional housing throughout the City. However, no programs are listed in the program section of the element that will implement this action during the planning period.

The adequacy of sites in the City will also be impacted by any guideline for small lot development as noted in C-1.

5. A revised program of financial assistance may be appropriate after further analysis of the availability of financing and land costs as potential and actual non-governmental constraints on the development of housing for all income levels (Section 65583(a)(5)), if deficiencies are noted. The City could, if appropriate, target its Mortgage Assistance Program to areas most in need of mortgage assistance.



APPENDIX D.

Data Sources

Publications

Air Quality Management Plan. October 1988. Southern California Association of Governments

California Statewide Housing Plan Phase I and II. August 1987. State of California, Department of Housing and Community Development

City of Santa Ana Education Element. 1986. City of Santa Ana Planning Department

City of Santa Ana General Plan. 1982. City of Santa Ana Planning Department

City of Santa Ana Housing Element. 1984. City of Santa Ana Planning Department

City of Santa Ana Housing Strategy. 1988. City of Santa Ana Housing Agency

City of Santa Ana Housing Production Program. August, 1985. City of Santa Ana Housing Agency

Citywide Circulation Management Plan. March, 1988. Parsons, Brinckerhoff, Ruade and Douglas, Inc.

Comprehensive Homeless Assistance Plan. 1988. City of Santa Ana Housing Agency

Facts and Figures 1985. 1985. City of Santa Ana Economic Development Agency

Growth Control: A Part of California Landscape. December, 1987. State of California, Department of Housing and Community Development.

Draft Growth Management Plan. October, 1988. Southern California Association of Governments

Jobs/Housing Balance Law. October, 1988. State of California, Department of Housing and Community Development

Loan and Grant Programs. 1988. State of California, Department of Housing and Community Development

Local Official's Guide to Affordable Housing Development/1988. State of California, Department of Housing and Community Development

Orange County Draft Housing Element 1989. Orange County Environmental Management Agency

Orange County Preferred Projections 1985. Orange County Administrative Office, Forecast and Analysis Center

Orange County Preferred Projections 1988. Orange County Administrative Office, Forecast and Analysis Center

Orange County Progress Report, Vol. 23, 24, 25. Orange County Administrative Office, Forecast and Analysis Center

Ordinances and Laws Regulating Change of Use of Mobile Home Parks. May, 1987. State of California, Department of Housing and Community Development

Population Figures, City of Santa Ana. April, 1988. State of California Department of Finance

Population Statistics. 1980. United States Census Bureau

Regional Housing Needs Assessment for Southern California. June, 1988. Southern California Association of Governments

Regional Mobility Plan. April, 1988. Southern California Association of Governments

Residential Facilities for the Elderly. June, 1985. State of California Health and Welfare Agency

Second Units. October, 1987. State of California, Department of Housing and Community Development

Shelter for the Homeless: Housing Element Requirements. June, 1988. State of California, Department of Housing and Community Development

State Density Bonus Law. October, 1986. State of California, Department of Housing and Community Development

State Planning, Zoning and Development Law. 1989. State of California Governor's Office. Office of Planning and Research



APPENDIX E

CEQA Documentation



CITY OF SANTA ANA

30 CIVIC CENTER PLAZA • P.O. BOX 1968
SANTA ANA, CALIFORNIA 92702

NEGATIVE DECLARATION

Pursuant to the Procedures of the City of Santa Ana for Implementation of the California Environmental Quality Act, the Environmental Evaluator has completed an Initial Study for the project described below:

Project Number GPA89-6 (ER89-24)

Applicant City of Santa Ana

Project Location/Address Citywide, City of Santa Ana

Project Title/Description General Plan Amendment 89-6, as proposed.

The project consists of the State required updating of the Housing Element of the
General Plan.

and does hereby find:

☐ That the proposed project cannot, or will not, have a significant effect on the environment. Negative Declaration Status is therefore granted for this project and the preparation of an Environmental Impact Report is thereby not necessary.

☒ That, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case if the mitigation measures described in the Initial Study are incorporated into the project.

APPROVED BY

Charles [Signature]

Environmental Evaluator

DATE

4-18-89

This determination is not final until adopted by the decision-making body or administrative official, and a Notice of Determination filed.



City of Santa Ana
Development Processing Ctr.
20 Civic Ctr. Plaza, M-20
P.O. Box 1988
Santa Ana, CA 92702

PRELIMINARY ENVIRONMENTAL DESCRIPTION

For Office Use Only:

Project Number ER #80-24 Date Received/By 3-23-89

Zone Citywide General Plan Designation Residential

Recommendation: ☐ Exempt ☒ Negative Declaration ☐ EIR

Applications for projects in the City of Santa Ana cannot be processed until an initial study of environmental impacts has been completed and an exemption granted or a Negative Declaration or Environmental Impact Report prepared.

Please fill out the following and return (with preliminary site plans, including location and size of all existing structures and trees):

Location of Project Citywide Santa Ana

Description of Project Revision of Housing Element of the City's General Plan. As proposed, the revised Housing Element would provide a housing development strategy that establishes goals and prog rams for housing develop-ment in the City, from 1989 to 1994.

Submitted by Thomas C. Ponsford Date 3-23-89

Mailing Address 20 Civic Center Plaza, M-20 Phone 667-2700

Santa Ana, CA Zip Code 92701

Not all projects will necessitate the preparation of an Environmental Impact Report. In order to make a determination as to whether any significant environmental impacts may result from the proposed project, the above information is necessary.

As soon as possible, the Environmental Coordinator will determine whether or not the project will require an Environmental Impact Report and will notify the project sponsor accordingly.



PLANNING DEPARTMENT
20 Civic Center Plaza
Santa Ana, CA 92701
(714) 834-4160

GENERAL PLAN AMENDMENT

GPA89-6 ER #89-24

A. Source of Request: City of Santa Ana B. Amendment No. GPA-89-6

C. Nature of the Request: to redesignate the area described below from revision of Housing Element
to _____

D. The area is bounded by:
Citywide

E. Existing Zoning in the area: ☒ Will be consistent with the proposed GPA.
☐ Will not be consistent and will need to be changed.

F. Explain how the proposed GPA will assist in implementing the Framework and Policy portions of the General Plan.
The revision, mandated by State Planning Law, would create new policies, goals and
implementation programs to create housing within the City. These actions will be
considered a revision of the framework and policy portions of the General Plan and
are consistent with its intent.

G. Will the GPA have a significant effect on the environment? Attach completed Environmental Checklist. Identify all "Yes" or "Maybe" answers below.

Item No.	Yes	Maybe	See separate mitigating measures
		<u>X</u>	<u>in the Environmental Assessment.</u>

H. Are there other plans which need to be taken into consideration? These may include but not be limited to Redevelopment Plans, historic preservation districts, economic development areas, transportation corridors, etc. Please list or explain how the proposed GPA interacts with these plans.

Redevelopment strategy plans for:
Bristol Street Redevelopment Plan
SCAG Regional Mobility Plan
SCAG Growth Management Plan
SCAG Regional Housing Needs Assessment



PLANNING DEPARTMENT
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ENVIRONMENTAL CHECKLIST

INSTRUCTIONS

Please answer every question even though it may not be pertinent to your application. Staff will review the responses for completeness and agreement. If you are uncertain, leave the item blank and discuss it with the case planner asking for clarification. The City of Santa Ana has responsibility for the environmental review process and will make the final determination. If you need to expand an answer, you may use a separate page to do so. Every "yes" and "maybe" answer on the checklist will require an explanation.

A. PROJECT ENVIRONMENT

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

The Project environments are the residential areas within the City. This includes all residential designations within the General Plan Land Use map which vary from low density single family residential areas (7 du/ac) to high density multi-family areas at 35 du/ac or more.



ENVIRONMENTAL CHECKLIST

C. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	Yes	Maybe	No
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	_____	_____	<u>X</u>
b. Disruptions, displacements, compaction or overcovering of the soil?	_____	_____	<u>X</u>
c. Change in topography or ground surface relief features?	_____	_____	<u>X</u>
d. The destruction, covering or modification of any unique geologic or physical features?	_____	_____	<u>X</u>
e. Any increase in wind or water erosion of soils, either on or off the site?	_____	_____	<u>X</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	_____	_____	<u>X</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	<u>X</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	<u>X</u>
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>X</u>
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction in acreage of any agricultural crop?	_____	<u>X</u>	_____



	Yes	Maybe	No
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	___	___	X
b. Reduction of the numbers of any unique, rare or endangered species of animals?	___	___	X
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	___	___	X
d. Deterioration to existing fish or wildlife habitat?	___	___	X
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	___	___	X
b. Exposure of people to severe noise levels?	___	___	X
7. Light and Glare. Will the proposal produce new light or glare?	___	___	X
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	___	X	___
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	___	___	X
b. Substantial depletion of any nonrenewable natural resource?	___	___	X
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	___	___	X
b. Possible interference with an emergency response plan or an emergency evacuation plan?	___	___	X
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	___	X	___
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	___	X	___
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	___	X	___
b. Effects on existing parking facilities, or demand for new parking?	___	X	___
c. Substantial impact upon existing transportation systems?	___	X	___
d. Alterations to present patterns of circulation or movement of people and/or goods?	___	X	___
e. Alterations to waterborne, rail or air traffic?	___	___	X
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	___	___	X
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	___	X	___
b. Police protection?	___	X	___
c. Schools?	___	X	___
d. Parks or other recreational facilities?	___	X	___
e. Maintenance of public facilities, including roads?	___	X	___
f. Other governmental services?	___	X	___
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	___	___	X
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	___	___	X



PLANNING DEPARTMENT
20 Civic Center Plaza
Santa Ana, CA 92701
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ENVIRONMENTAL CHECKLIST

	Yes	Maybe	No
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	<u>X</u>
b. Communications systems?	_____	_____	<u>X</u>
c. Water?	_____	_____	<u>X</u>
d. Sewer or septic tanks?	_____	<u>X</u>	_____
e. Storm water drainage?	_____	<u>X</u>	_____
f. Solid waste and disposal?	_____	<u>X</u>	_____
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health?)	_____	_____	<u>X</u>
b. Exposure of people to potential health hazards?	_____	_____	<u>X</u>
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	<u>X</u>
19. Recreation: Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	<u>X</u>
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	_____	_____	<u>X</u>
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	_____	_____	<u>X</u>
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	_____	_____	<u>X</u>
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	_____	_____	<u>X</u>
21. Mandatory Findings of Significance.			
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	<u>X</u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	_____	_____	<u>X</u>
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	_____	_____	<u>X</u>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	<u>X</u>

D. DISCUSSION OF ENVIRONMENTAL EVALUATION

RESPONSES TO ENVIRONMENTAL CHECKLIST:

The intent of this General Plan Amendment is to provide housing standards within the residential land use areas of the City of Santa Ana General Plan. This amendment is not affiliated with any specific development project and therefore does not create any significant environmental impacts. Its intent is to provide a housing strategy which bring the City's General Plan into compliance with State General Plan mandates and the Southern California Association of Government's Regional Housing Needs Assessment Model.

1. Earth

The proposed General Plan Amendment will not result in any substantial changes in the environmental quality of the earth. It does not relate to any specific development project and as such will not impact or create any unstable earth conditions or changes in the geological substructures of the soils.

2. Air

The proposed General Plan Amendment will not result in any substantial changes in the ambient air quality. All development proposals will review traffic impacts and provide necessary mitigation measures which reduce traffic impacts thereby reducing overall negative air emissions. The provision of additional housing units in the area may reduce the amount of commuter traffic and therefore improve air quality in the Southern California Air basin. This concept is supported by the South Coast Air Quality Management District's proposed air quality management plan.

3. Water

The proposed General Plan Amendment will not result in changes of water patterns or use in the region. It does not encourage development which will significantly alter changes in water movements, absorption rates or discharge rates of surface water. Project specific reviews will determine mitigation requirements involving impacts upon the water ecosystem. The creation of additional housing units will create a need for additional water supply. The impact of additional water needs has been assessed by the Southern California Association of Governments in creating the final environmental impact report for the Draft Growth Management Plan. As recommended, the City will link development with adequate infrastructure.

4. Plant Life

The proposed General Plan Amendment is not associated with any specific construction project or physical change which would result in impacts to plant life. If any removal of agricultural land is committed to development, this impact will be analyzed at the time of project review.

5. Animal Life

The proposed General Plan Amendment is not associated with any specific construction project or physical change which would result in impacts to animal life.

6. Noise

This General Plan Amendment will not result in any physical change and no new noise impacts will be created.

7. Light and Glare

This General Plan Amendment is not associated with any specific construction project which would create additional light and glare.

8. Land Use

The proposed General Plan Amendment is to establish a residential development strategy for the City for the next five years. The effect of this strategy on future development will be related to project size but will not alter current land use patterns. In accordance with regional and local needs, the housing goals established may be met under existing land use patterns. No significant changes are anticipated.

9. Natural Resources

This General Plan Amendment is not associated with any specific construction project which would result in the use or depletion of natural resources.

10. Risk of Upset

This General Plan Amendment is not associated with any specific construction project which would create a risk of upset or impact emergency resource capabilities.

11. Population

The proposed General Plan Amendment is to establish required housing goals for Santa Ana. The creation of additional housing units in the City may result in a shift in the distribution and/or density of the local population. The changes in population density, if any, will be reviewed for consistency with the land use element of the General Plan and with the capacity of the infrastructure to support the additional demand.

12. Housing

The revision to the Housing Element identifies a goal of providing 5,931 housing units in the city of Santa Ana in compliance with the Regional Housing Needs Assessment Model developed by the Southern California Association of Governments. The provision of additional housing units will serve the needs of the area by providing necessary housing in this employment center. The provision of additional housing units may reduce commuter traffic and thus benefit transportation systems and air quality.

13. Transportation/Circulation

The establishment of housing goals will not in and of themselves create additional traffic or modify traffic patterns. The Housing Element is consistent with the other elements of the General Plan including circulation and land use. The creation of additional housing units may result in changes to circulation patterns and may create the need for additional infrastructure which will be analyzed on a project specific basis.

14. Public Services

As indicated above, the adoption of General Plan Amendment No. 89-6 will not of itself create the need for additional public services. The additional public service needs created for individual projects will be reviewed as part of the environmental and site plan review process for each project.

15. Energy

This proposed General Plan Amendment is not associated with any specific project or physical change which would result in the use of fuel or energy.

16. Utilities

The proposed amendment will not directly impact current utility service levels. However, the goals and objectives established in the Element are for a five-year time period and have the potential to affect the need for new sewer, storm drains, and solid waste disposal systems during this time. The project will not, however, result in the need for substantial alterations because of the limited availability of land for new residential development and the dispersal of the potential development sites. Further, impacts to these systems will be evaluated and mitigation measures proposed as development occurs.

17. Human Health

The adoption of this General Plan Amendment will not create any health hazards nor will it expose the public to any health risk.

18. Aesthetics

No physical change will occur as a direct result of the adoption of General Plan Amendment No. 89-6. No scenic vistas will be impacted nor will any aesthetically offensive sites be created.

19. Recreation

The adoption of land use intensity limits does not have any direct or indirect link to the quality or quantity of recreational opportunities in Santa Ana.

20. Cultural Resources

The adoption of residential development goals will permit continued residential development which may impact cultural resources. The impacts on cultural resources will be studied for each project through the environmental review process.



PLANNING DEPARTMENT
20 Civic Center Plaza
Santa Ana, CA 92701
(714) 834-4160

ENVIRONMENTAL CHECKLIST

CERTIFICATION

I hereby certify that the statements furnished present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

APPLICANT

Date 3-23 *[Signature]*
(Signature)

On the basis of this initial evaluation:
I find that the proposed project **Could Not** have a significant effect on the environment, and a **Negative Declaration** will be prepared. ☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. **A Negative Declaration Will Be Prepared.** ☒

I find the proposed project **May** have a significant effect on the environment, and an **Environmental Impact Report** is required. ☐

Date 4-19-89 Signature *[Signature]*
For CITY OF SANTA ANA



POTENTIAL HOUSING SITES

MAP INDEX	ACREAGE	ALLOWABLE D.U./ACRE ⁺	POTENTIAL UNITS ⁺	PUBLIC ¹ SERVICES
1	4.6	15	69	S,E
2	15.5	15	232	S,E
3	2.2	15	33	S,E
4	3	15	45	S,D
5	20	15	300	F
6	4.6	15	69	F
7	2	15	30	S,E
8	1.6	15	24	S,E
9	5	15	75	S,E
10	6	15	90	F
11	3	15	45	S,E
12	23	15	345	F
13	13	7	91	F
14	90	15	1,350	F
15	8.2	15	123	F
16	6	15	90	S,E
17	8	15	120	S,F
18	100	*	1,000	F
19	25	7	175	S,E
20	4	*	150	A,B,C,D
21	12	15	180	S,E
22	15	7/15	165	S,E
23	6	7	42	S,F
24	75	*	1,000	F
25	10	7	70	S,F
26	50	*	225	S,F
27	26	15	520	S
TOTAL	492		6,658	

⁺ Reflect density reduction in GPA 89-9

¹ Letters indicate the availability of Public Services and Facilities to potential housing sites per Public Works and Transportation Departments:

S = Sufficient sewer, water and storm drain

A = Construction for sewer needed

B = Construction for water needed

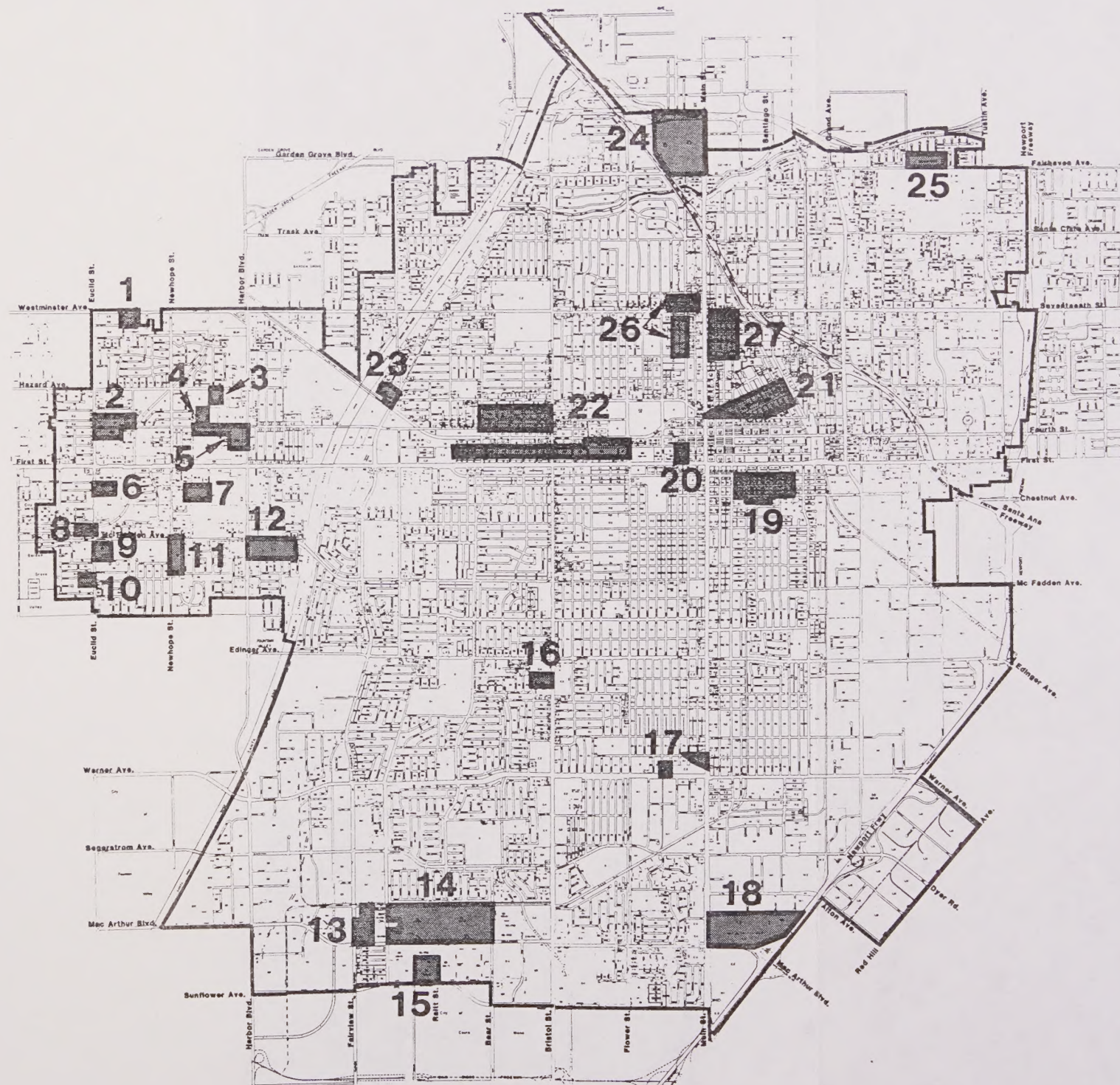
C = Construction for storm drain needed

D = Facilities (Street dedication, widening, curb, sidewalk, gutter, etc.) are sufficient or minor improvements needed/proposed.

E = Facilities to be completed due to pending construction/development actions

F = Facilities need major improvement and/or are deficient.

* Denotes District Center where mixed use developments are permitted; maximum density is 90 du/ac; however, potential dwelling units do not reflect buildout of residential.



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4	5	6

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JAN 17 2002		
U. C. BERKELEY		



CITY OF SANTA ANA GENERAL PLAN
CALIFORNIA

20 Civic Center Plaza, Santa Ana, California 92701 (714) 667-2700